

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION**



City Planning Board Staff Reports 2021

**Monday, July 12, 2021
7:00 P.M.
City Hall Forum**

**Agenda
City Planning Board
Springfield, Ohio
Monday, July 12, 2021
7:00 P.M.**

1. Call to Order

2. Roll Call

3. Approval of Minutes – June 7, 2021 ACTION

4. Case # 21-RW-04 Right of Way Vacation DISCUSSION
Request to vacate first alley north of Selma Rd from Cypress St & ACTION
southeast to the first interesting alley approximately 150'.

5. Case # 21-DS-02 Dual Street Naming DISCUSSION
Request to dual name McCreight Avenue from N Fountain & ACTION
Boulevard to Saint Paris Road “Hermann Carr Way”.

6. Case # 21-RW-05 Right of Way Vacation DISCUSSION
Request to vacate the first alley east of S Limestone St from & ACTION
Wilson Ave south approximately 177' to intersecting east-west
alley continuing east for approximately 275'.

7. Case # 21-SUB-01 Subdivision Plat DISCUSSION
Request to approve a Phase II plat for the Burnett Road Plaza at & ACTION
402 S Burnett Road.

8. Case # 21-Z-08 Rezoning DISCUSSION
Request to rezone 25 W Harding Road, parcel #s & ACTION
3400700036800008, 3400700036800009, &
3400700036800010 from RS-5, Low-Density, Single-Family
Residence District to PD, Planned Development.

9. Case # 21-Z-09 Amend an Approved CC-2A Plan DISCUSSION
Request to amend the approved site plan for 2202 N Beethle & ACTION
Avenue, parcel # 3300600006100021 to allow for a new
automobile oriented use to be constructed.

10. Case # 21-Z-10 Rezoning DISCUSSION
Request to rezone 1815 Columbus Avenue, parcel #s & ACTION
3400700029227003, 3400700029227031, &
3400700029227030 from RS-5, Low-Density, Single-Family
Residence District to CC-2, Community Commercial District.

11. Board Comments

DISCUSSION

12. Staff Comments

DISCUSSION

13. Adjourn - Next meeting August 9, 2021

ACTION

2021 City Planning Board Call to Order: Roll Call

Name	Term Expiration
Alex Wendt	04/24/2021
Amanda Fleming	01/01/2022
Charles Harris	03/30/2022
Trisha George	04/14/2022
Jack Spencer	06/16/2022
Kathryn Campbell	01/28/2023
Peg Foley	12/22/2023
Christin Brown-Worthington	03/02/2024
Lorin M Wear III	03/30/2024

CITY PLANNING BOARD

Springfield, Ohio

Monday, June 7, 2021

7:00 P.M.

City Hall Forum

Meeting Minutes

(Summary Format)

Chairperson Jack Spencer called the meeting to order at 7:00 P.M.

MEMBERS: Ms. Peg Foley, Ms. Christin Brown, Mr. Lorin Wear, Ms. Kathryn Lewis-Campbell, Ms. Trisha George, Ms. Amanda Fleming, Mr. Charles Harris, Mr. Alex Wendt, and Mr. Jack Spencer.

MEMBERS ABSENT: Ms. Fleming and Ms. Brown-Worthington.

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator and other interested parties.

SUBJECT: Meeting minutes approval – May 10, 2021

Mr. Spencer asked for a motion to approve the minutes.

Ms. Fleming made a motion to approve the minutes. Seconded by Ms. Lewis-Campbell.

The minutes were approved by voice vote.

Case # 21-RW-03 Right of Way Vacation- Request to vacate the first alley east of Eden Avenue from Mulberry north to the first intersecting east-west alley.

Mr. Thompson gave the staff report.

Ms. Kelly Randall, 1116 West Mulberry Street. Springfield, Ohio.

Ms. Randall explained the alley had been paved by the previous owners and she added two speed bumps. Ms. Randall explained there was a lot of fast traffic that came through the alley due to it being paved. Ms. Randall explained there is a lot of trash and traffic walking through there. Ms. Randall explained the alley prompts criminal activity. Ms. Randall explained if the section in question was vacated, it would not create a dead end and there would still be utility access.

Mr. Spencer questioned who used the alley.

Ms. Randall explained most of the house to west use the alley and it did not make since. Ms. Randall explained they would still be able to use the alley, just not the section that would be vacated. Ms. Randall explained no one would lose access to their properties by vacating that section of the alley.

Mr. Spencer questioned if the city vacates the alley, is there a plan to block the alley off.

Ms. Randall stated that was correct.

Mr. Spencer questioned how the alley would be blocked off.

Mr. Thompson explained the alley would become private property and the owners could use landscape boulders, a fence, a gate or anything at their discretion that is within code.

Mr. Spencer questioned if the entire alley would be blocked.

Ms. Randall explained the alley would be blocked off by a fence extending between the two properties.

Mr. Wendt asked if there were any complaints.

Mr. Thompson explained he had one call but they had no opposition when they learned the section that would vacated.

MOTION: Motion by Mr. Wendt to approve the request to vacate the first alley east of Eden Avenue from Mulberry north to the first intersecting east-west alley. Seconded by Ms. Lewis-Campbell.

YEAS: Mr. Harris, Ms. Foley, Ms. George, Mr. Wear, Mr. Wendt, Ms. Lewis-Campbell, and Mr. Spencer.

NAYS: None.

Motion approved.

Case # 21-RW-04 Right of Way Vacation- Request to vacate first alley north of Selma Rd from Cypress St southeast to the first interesting alley approximately 150'.

Mr. Thompson gave the staff report.

Ms. Renee Hayes, 912 Cypress Street. Springfield, Ohio.

Ms. Hayes explained she would like to vacate the alley because of the amount of crime that happens in the alley. Ms. Hayes explained she is a single mother and fears for her safety if the alley is not vacated. Ms. Hayes explained her front door opens up into the alley and she has had

attempted break-ins in the past. Ms. Hayes explained there was a neighbor that had an issue with the alley being vacated.

Mr. Spencer asked for Mr. Thompson to explain the cross access easement.

Mr. Thompson explained there was a storm sewer in the alley and the service department needed to maintain easement right and the sewer could not be blocked.

Ms. Hayes questioned the location of the storm sewer.

Mr. Thompson stated he was unsure where it was located.

Ms. Hayes explained she had seen city trucks back there working on the sewer. Ms. Hayes stated she believed there would still be access from Elder Street.

Mr. Thompson explained the applicant could block off the portion along Cypress Street to prevent traffic coming through but leave the back portion open so the city could still maintain the storm sewer.

Ms. Hayes explained she has dealt with a lot of crime and been in bad situations from the crime in the alley.

Mr. Gary Durst, Garlind Properties, 2800 Springfield Jamestown Road. Springfield, Ohio.

Mr. Durst explained he owned two properties and if the alley was vacated, he would lose access to the rear of the rental properties. Mr. Durst explained the front of the house sits on Selma Road and there is not a good place to park or unload. Mr. Durst explained he understood what Ms. Hayes concerns were but didn't feel closing the alley would help with her concerns. Mr. Durst explained his biggest issues was not having access to the rear of his two rental properties if the alley is vacated.

Mr. Spencer asked about the access off of Selma.

Mr. Durst explained there were maybe one or two parking spots off of Selma. Mr. Durst explained they would lose access to the HVAC system which is in the rear of the property.

Ms. Hayes explained there was an empty lot between the two houses.

Mr. Spencer asked if the vacant lot was owned by Mr. Durst.

Mr. Durst stated that was correct but it was not a legal access to get to the rear of the property.

Ms. Hayes explained the tenant's park on the vacant lot.

Mr. Durst stated he asked if any of the crime was coming from his units and Ms. Hayes said there was no crime coming from there. Mr. Durst explained the crime was coming from the

metropolitan housing.

Ms. Hayes explained there had been fights coming from the houses or homeless people sleeping on the properties. Ms. Hayes explained her house was affordable due to being a single mother. Ms. Hayes expressed she has to live in the home, Mr. Durst does not.

Mr. Spencer asked how the alley would be split.

Mr. Thompson explained the alley would be split down the middle and dispersed between the parcels touching the alley.

Mr. Spencer asked if Mr. Durst would be able to access his property.

Mr. Durst explained if the alley was blocked off he would not be able to.

Mr. Spencer suggested working something out between the two property owners for easement rights.

Ms. Hayes explained she would be willing to work with Mr. Durst for him to have access to his properties. Ms. Hayes explained his properties were not the issues, it was the through traffic.

Mr. Spencer questioned who owned the Soap Box.

Mr. Durst explained he did not own the Soap Box but did own the two properties next to it.

Mr. Thompson stated he spoke with the owner of the Soap Box and they were not in opposition.

Ms. Hayes suggested working with the Soap Box for easement access as well.

Ms. Kelly Randall, 1116 West Mulberry Street. Springfield, Ohio.

Ms. Randall suggested a privacy gate and share a key with Mr. Durst and the city.

Mr. Thompson explained there could be a number of solutions.

Mr. Spencer asked if Mr. Durst was willing to work with Ms. Hayes.

Mr. Durst and Ms. Hayes both agreed to work together.

Ms. Foley asked it was possibly to do a partial vacation.

Mr. Thompson explained that was not possible because they cannot create a dead end. Vehicles that enter the alley need to be able to exit and vice versa. Mr. Thompson explained a lot of that is for first responders.

Ms. Hayes explained she suggested a partial vacation because the biggest issue was Buckeye Street.

Mr. Wear asked if the concern was foot or vehicle traffic.

Ms. Hayes explained she had concerns about both. Ms. Hayes explained her biggest concern is her front door being right off of the alley.

Boards members expressed wanting to table the discussion until mutual agreement could be agreed upon.

MOTION: Motion by Ms. George to table Case # 21-RW-04 Right of Way Vacation- Request to vacate first alley north of Selma Rd from Cypress St southeast to the first interesting alley approximately 150'. Seconded by Ms. Lewis-Campbell.

YEAS: Mr. Harris, Ms. Foley, Ms. George, Mr. Wear, Mr. Wendt, Ms. Lewis-Campbell, and Mr. Spencer.

NAYS: None.

Motion approved.

Case # 21-LS-01 Lot Split Variance - Request for a lot split variance for parcel #3300600006100019 – Bechtle Ave, to create a new parcel without frontage along a street.

Mr. Thompson gave the staff report.

Mr. Spencer asked if they were trying to combine parcels.

Mr. Thompson explained they were trying to redevelop the parcel near hobby lobby and this would separate the parcels.

Mr. Spencer asked if the applicant wished to speak.

Mr. Art Harden, Calibre Engineering, 10534 B Success Ln, Centerville, OH 45458.

Mr. Harden explained all the parcels had been separated and the two parcels in question were left over. Mr. Harden explained they would be going in front of the board in the future for developing the land. Mr. Harden explained get the lots separated was the first step.

MOTION: Motion by Mr. Wendt to approve a request for a lot split variance for parcel #3300600006100019 – Bechtle Ave, to create a new parcel without frontage along a street. Seconded by Ms. George.

YEAS: Mr. Harris, Ms. Foley, Ms. George, Mr. Wear, Mr. Wendt, Ms. Lewis-Campbell, and Mr. Spencer.

NAYS: None.

Motion approved.

Case # 21-DS-01 Dual Street Naming - Request to dual name McCreight Avenue from N Fountain Boulevard to Saint Paris Road “Hermann the Magician Way”.

Mr. Thompson gave the staff report.

Mr. Wear asked what the difference between renaming streets and having honorary streets.

Mr. Thompson explained nothing would change, there would just be additional signage.

Mr. Wear asked if the only objection from the city was the cost of the signs.

Mr. Thompson stated the cost of the signs and the long term maintenance of the signs.

Ms. Foley asked how many dual named streets were inside the city limits.

Mr. Thompson explained he only knows of three off hand. West State street, also known as Johnny Lytle, Center street, also known as Robert C. Henry way and North Fountain, also known as Purple Heart way. Mr. Thompson explained the last dual name change was in 2011.

Mr. Wear explained West State street was renamed Johnny Lytle.

Mr. Thompson explained that was a little different than the other two honorary streets.

Mr. Wear explained Yellow Springs was dual named Martin Luther King way.

Mr. Wear asked if cost was the issue, could the family pay for the whole thing.

Mr. Thompson explained the way the ordinance reads, the city is responsible for half of the expense. Mr. Thompson explained the long term maintenance would still be an issue, the signs add a lot of weight.

Ms. Foley stated the argument of cost and weight seems like a weak argument. Ms. Foley asked how much the citizens of the city want dually named streets. Ms. Foley expressed that she found the signs to be confusing and suggested a plaque to honor him instead.

Ms. George agreed with Ms. Foley but felt Mr. Hermann Carr should be recognized or honored.

Mr. Wear explained that Mr. Hermann Carr performed outside of Springfield and was nationally known. Mr. Wear explained one performance was at the White House for President Carter.

Mr. Spencer explained the issue was a sensitive issue. Mr. Spencer felt that honoring Purple Heart way was more significant or honoring a police officer killed in the of duty or a civil rights leader. Mr. Spencer explained not that Mr. Hermann Carr was not significant or important, just didn't feel that it would equate to the other honorary names.

Ms. George suggested Hermann Carr Way.

Mr. Wear explained Johnny Lytle was a boxer and Davey Moore was a musician, they were performers like Mr. Hermann Carr.

Mr. Spencer felt there were better ways to honor Mr. Hermann Carr, maybe through the board of education.

MOTION: Motion by Mr. Wear to approve a request to dual name McCreight Avenue from N Fountain Boulevard to Saint Paris Road "Hermann the Magician Way". Seconded by Mr. Wendt.

YEAS: Mr. Wear.

NAYS: Mr. Harris, Ms. Foley, Ms. George, Mr. Wendt, Ms. Lewis-Campbell, and Mr. Spencer.

Motion disapproved.

SUBJECT: Board Comments.

None.

SUBJECT: Staff Comments.

None.

SUBJECT: Adjournment

Motion to adjourn by Mr. Wendt. Seconded by Mr. Lewis-Campbell.

Approved by voice vote. Adjourned at 7:49 P.M.

Mr. Jack Spencer, Vice-Chairperson.

Agenda Item # 4

Case # 21-RW-04

Right of Way Vacation

STAFF REPORT

TO: City Planning Board

DATE: April 7, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Right-of-Way Vacation #21-RW-04

GENERAL INFORMATION:

Applicant: Renee Hayes, 912 Cypress St., Springfield, OH 45505

Requested Action: Request to vacate first alley north of Selma Rd from Cypress St southeast to the first interesting alley approximately 150'.

Petitioner's Comments: See attached Exhibit C

Adjoining Property Owners: See attached Exhibit B

File Date: May 10, 2021

RETURNED REPORTS:

Columbia Gas: No objections

Spectrum: No objections

AT&T: No objections

Ohio Edison: No objections; reserve easement rights.

City Service Department: No objections; There is a public storm sewer in the alley. City must maintain easement rights, easement cannot be blocked and no structures can be built over the sewer.

Fire Division: No objections

Building inspections: No objections

Police Division: No objections

City Manager's Office: No objections

Planning and Zoning: The applicant states the request is to reduce the crime and traffic that occurs in the alley.

STAFF RECOMMENDATION:

Approval of the request to vacate the subject right of way.

ATTACHMENTS:

1. Vicinity map
2. Petition with petitioner's comments



3. If the applicant is agent for the property owner:

Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**

Renee L. Hayes
Signature of Applicant

Signature of Co-applicant

Renee L. Hayes
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 7 day of

May, 2021

by Renee L. Hayes (name of person acknowledged).

(seal)



WILMA D. HICKS
NOTARY PUBLIC, STATE OF OHIO
Recorded in Clark County
My Commission Expires 3/31/2024

Wilma D. Hicks

Notary Public Signature

My commission expires: 3-31-2024



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
Right-of-Way Vacation Application

Date 5/7/2021

Applicant Name: Renee Hayes

Address: 912 Cypress St.

Please include the following Exhibits:

Exhibit A

A plot plan is to be attached which indicates the right-of-way to be vacated.

Exhibit B

State the reason for the requested right-of-way vacation. (These statements will be considered by the Planning Staff, the City Planning Board, and the City Commission as the request is reviewed.) This is to be attached and made a part of this petition.

Exhibit C

If required by the City Planning Board, a cross-access easement agreement would need to be signed by all affected neighbors prior to the City Commission Public Hearing.

I, the undersigned, depose and state that I am an interested party in the right-of-way involved in this petition.

Renee L. Hayes
Signature



The main reason for the request for the alley vacate is for the safety of myself and my neighbors. Buckeye street seems to be the source of the problem. The alley has been utilized for drug deals, prostitutes, speeding cars, a trash dump and unwelcomed visitors who sit under the tree or on an old piece of wood at the Essex entrance that seem to bring this traffic. There has been police calls regarding the stated amongst many others to the Springfield Police that might be public record that can verify these statements. I believe it was 5/5/2021 a man tried running in my home from a fight that was going on on Buckeye St. I flagged the police down out front. The man didn't appear to be in his right mind and his face looked like he had been assaulted but they let the man go. The same man a little later did get into the next home at the end of the next alley. Last summer several cars pulled in the Soap Box to get out and run up the alley into the rear yards of Buckeye St. A truck involved had stopped in the alley, between my home and the Soap Box. After the incident this same truck sped off throwing gravel back which cracked my window.

Another reason for this request is the trash/dumping that occurs. The alley separates my property from the old Soap Box which is no longer being used for business. The owner does seem to keep up on the grass but I pick up the trash. I try to keep the street area and the alley clean also. I don't mind as I don't want to live with it but I don't contribute to it.

Agenda Item # 5
Case # 21-DS-02
Dual Street Naming

STAFF REPORT

TO: City Planning Board

DATE: July 7, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Dual Street Renaming Case #21-DS-02

GENERAL INFORMATION:

Applicant: Marcia Carr Hagler, 300 E Kreeps Rd., Xenia, OH 45385

Requested Action: Dual street renaming McCreight Avenue from N Fountain Boulevard to Saint Paris Road “Hermann Carr Way”

Purpose: To honor the magician Hermann Carr

Location: W McCreight Avenue, Springfield, Ohio

Size: Approximately 0.7 mile

Existing Land Use and Zoning: Primary Arterial Street

Applicable Regulations: Chapter 905.02: Streets and alleys—name change
Chapter 157: Planning Board

File Date: June 21, 2021

BACKGROUND:

The applicant is requesting to dual name W McCreight Avenue from N Fountain Avenue to St. Paris/First Street to “Hermann Carr Way.” The applicant states Officer Hermann Carr marched in the Memorial Day Parade to lead school safety patrol students and adult patrol members. He performed magic as “Hermann the Magician in Springfield and surrounding schools. He retired from the Springfield Police Department in 1988 after 27 years of service. This section of McCreight Avenue was chosen since it was the original parade route and Officer Carr’s final resting place is in Ferncliff Cemetery.

ANALYSIS:

A street renaming is permitted under Chapter 905 of the code: Vacation or Narrowing of Streets. Specifically, Chapter 905.02 sets forth the rules and regulations governing street and alley name changes.

RETURNED REPORTS:

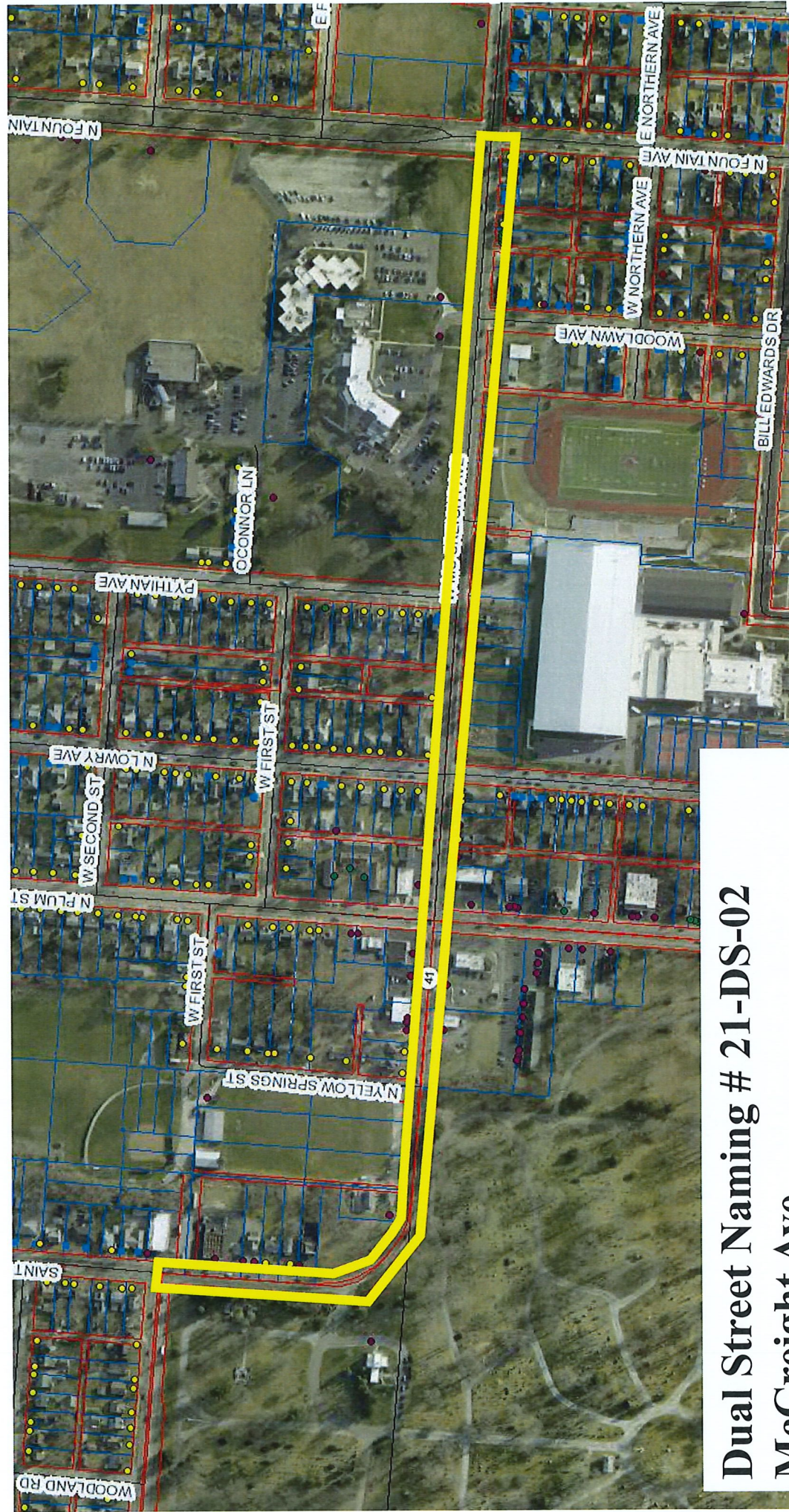
City Service Department:	Recommend denial - this creates an unnecessary current and future expenses and labor or the traffic control division who are working to maintain our existing infrastructure and remain in compliance with ever changing federal regulations.
Building Inspections:	No objections
Fire Division:	No objections
Police Division:	No objections
City Manager's Office:	Recommend denial – high cost of materials.
Planning and Zoning:	Recommend approval

STAFF RECOMMENDATION:

Approval of the request to dual name W McCreight Ave.

ATTACHMENTS:

1. Vicinity and zoning map
2. Petition with attachments



**Dual Street Naming # 21-DS-02
McCreight Ave.**



HERMANN CARR WAY



HERMANN CARR WAY





☒ Planning & Zoning

FOR OFFICE USE ONLY

Case #: 21-DS-02

Date Received: 6/21/21

Received by: ST

Application Fee: \$ NA

Review Type:

☐ Admin ☒ CPB ☐ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

Dual Street Naming

2. Address of Subject Property: _____

3. Parcel ID Number(s): _____

4. Full legal description attached? ☐ yes ☐ no

5. Size of subject property: _____

6. Current Use of Property: _____

7. Current Zoning of Property: _____

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☐ Owner

☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): Marcia Carr Hagler

Title: N/A

Company (if applicable): N/A

Mailing address: 300 E. Krepps Rd.

City: Xenia State: OH ZIP: 45385

Telephone: (937 750-1005) Fax: (937 862-9901)

Email: Mchagler@woh.rr.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**

Marcia Carr Hagler
Signature of Applicant

Signature of Co-applicant

Marcia Carr Hagler
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Green

The foregoing instrument was acknowledged before me this 30 day of
April, 2021

by Marcia Carr Hagler (name of person acknowledged).

(seal)



[Signature]
Notary Public Signature

My commission expires: July 29 2022



CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

STREET RENAMING APPLICATION

Date June 21, 2021

Applicant Name: Marcia Carr Hagler

Phone: 937.750.1005

Address: 300 E. Krepps Rd., Xenia OH 45385

Please attach the following Exhibits:

Exhibit A

A plot plan is to be attached depicting the street to be renamed showing the current name of the street and the proposed name for the street. The plot plan should include all intersections that the applicant intends to have signed with the new street name.

Exhibit B

State the reasons for the requested street renaming. (These statements will be considered by the Planning Staff, The City Planning Board, and the City Commission as the request is reviewed.) This is to be attached and made a part of this petition.

Exhibit C

Letter from the applicant stating their understanding that they are responsible for the ^{1/2} costs of the new signage related to the street renaming. Letter must be notarized.

I, the undersigned, depose and state that I am an interested party in the street renaming involved in this petition.

Marcia C. Hagler
Signature

* Exhibit D - Proposed Sign Layout

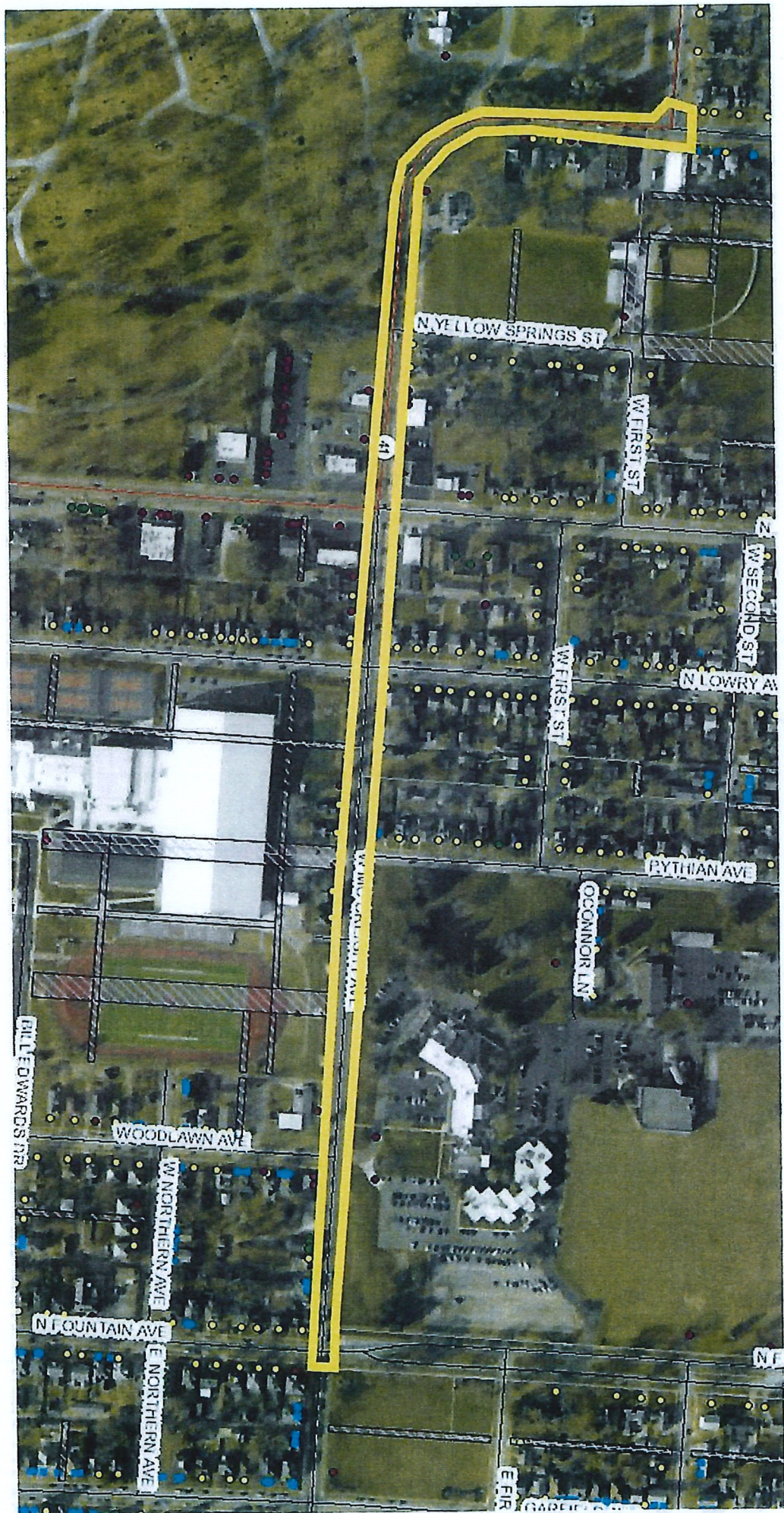


Exhibit B: Reasoning for the Requested Street Renaming

Requested streets for dual street naming (large signing):

- McCreight/Fountain Ave. Intersection (2 signs)
- McCreight/Plum Street Intersection (2 signs)
- McCreight (St. Paris)/ First Street (1 sign)

Reasoning for requesting dual naming rights of: **"Hermann Carr Way"**.

For over 20 years, Hermann (Officer Carr) was so proud to march in the Memorial Day parade to lead his school safety patrol students and adult patrol members. The streets selected for the dual naming were selected as this was the original route for the parade. The parade disassembled between the entrance to Ferncliff Cemetery and First St. This is also the final resting place of Hermann, who lays at rest, in a mausoleum no more than 50' from this location.

Hermann closely intertwined both his magic performances and police work in the schools that he visited on a regular basis. Students related to him as both Officer Carr (Hermann) and "Hermann the Magician" as they knew him on a first name basis. He performed magic shows at pretty much every Springfield and surrounding area school.

EXHIBIT B – Supporting Background

Hermann C. Carr

May 29, 1936 – September 20, 2019

Birth Place: Cable, Ohio

Hermann Carr touched so many lives in Springfield and the surrounding area. As Hermann the Magician, he entertained citizens of Springfield for more than 68 years with his wonderful magic. His love of magic was apparent. He would perform anywhere, from his front yard to the White House in Washington D.C.

Hermann was known to many as “Hermann the Magician”. He lived in Urbana early on, where he first experienced the world of magic. While in the third grade (1944) at South Ward School in Urbana, a magician, Benjamin Franklin IV, came to his school to perform and young Hermann was intrigued. His teacher encouraged him to go to the library and learn magic on his own and soon he was performing for his classmates. Hermann moved to Springfield in 1951 where he attended Roosevelt Junior High and performed shows in talent shows and for his classmates. He moved his act on to Springfield High School where he even managed to make the famously strict Principal Charles Fox smile. Hermann served in the Armed Forces at Fort Devens in the Army while in the United Service Organization (USO) upon graduation from high school until 1961.

Hermann practiced magic for more than 75 years. Hermann and Marcia specialized in a variety of magical entertainment for all ages. “The Cavalcade of Magical Mysteries Illusion Stage Show” was produced and directed by Hermann and Marcia. Hermann was acclaimed the “Midwest Magic Specialist” by the Nation’s magical experts. The Carrs’ show was truly the Midwest million dollar illusion stage show.

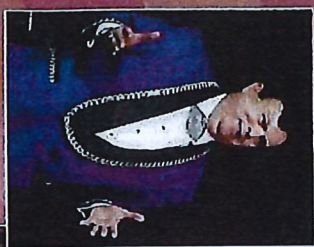
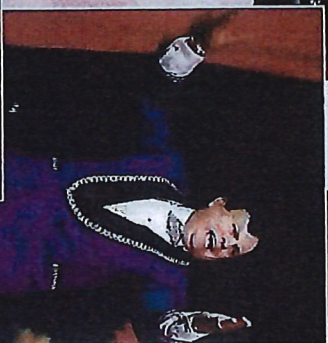
Hermann and Marcia and family had the honor on two different occasions of being invited to the White House (1978-1979) to present their Magical Stage Show for President Carter and family for their Easter activities. The Carrs have been honored many times over the years while performing at magician conventions throughout the Midwest. The Cavalcade of Magical Mysteries Illusion Stage Show has traveled to eleven different states performing for major colleges and universities. Throughout the years, he performed at over 100 corporate conventions and trade shows as well as at over 120 correctional institutions annually, schools, festivals, fairs (including their own county fair), private parties and more.

As a Springfield Police Officer for 27 years, Hermann Carr taught young children in the Safety City program that he created in 1968. In addition, Hermann spent countless hours of service in the Springfield school systems working with students of all grades.

Hermann was known to many as Officer Carr. He joined the Springfield Police Division in 1961. After spending the first few years in various departments, he joined the Community Relations Department. In 1968, he was the creator of the original "Safety City" program that taught safety classes to literally thousands of kindergarten age kids. Soon, Officer Carr became known on a first name basis as "Hermann" to these students - driving police car #44 - which was then later retired upon Hermann's retirement from the police department. He spent twenty years with the Community Relations Department and many, many hours of service in the Springfield school systems working with students of all grades. Hermann continued to perform his magic in his spare time during those years. When he retired from the police department in 1988, he focused all of his time toward performing magic, always with the help of his wife and assistant, Marcia. He continued performing his magic all the way through 2017 but stayed active in reading and developing new affects until his passing in 2019.

Hermann was a life-time Member of the International Brotherhood of Magicians, Order of Merlin Excelsior, Society of American Magicians, Magician's Alliance of Eastern States and the International Magicians Society. He also had the honor of serving on the original Executive Board of Directors for the Columbus, Ohio Magi-Fest - the nation's largest regional magician's convention for numerous years. Additionally, Hermann was a lifetime Mason.

For more insight and memories of Hermann, please visit his Facebook tribute page - Hermann Carr Tribute page.



5-29-1936 to 9-20-2019

*"If you do magic,
any kind of magic,
don't quit... because
you are unique in
this world."* - Siegfried



EXHIBIT C – Letter of Understanding

This letter acknowledges, that I, Marcia Carr Hagler understand that I am responsible for one-half of the total cost of new signage related to the dual street naming in Springfield of the following streets for Herman Carr:

Requested streets for dual street naming (large signing):

- McCreight/Fountain Ave. Intersection (2 signs)
- McCreight/Plum Street Intersection (2 signs)
- McCreight (St. Paris)/ First Street (1 sign)

Prior to finalizing this agreement, signage quotes with my portion of the commitment will need to be provided for approval prior to finalization.

In addition, I would like to receive confirmation of the timeframe that these signs will remain in place.

Lastly, please advise how damaged or missing signage would be handled over time.

Thank you,

Marcia Carr Hagler
Marcia Carr Hagler



[Signature]

EXHIBIT D



HERMANN CARR WAY



HERMANN CARR WAY



BETA THETA PI ALUMNI ASSOC	HANK STURGES TREASURER 2244 COVENTRY RD	COLUMBUS OH 43221
BETA THETA PI ALUMNI ASSOC	HANK STURGES TREASURER 2244 COVENTRY RD	COLUMBUS OH 43221
BRIEN K O NEILL	819 LINMUTH CT S	SPRINGFIELD OH 45503
BRIEN O NEILL	351 N BROADMOOR BLVD	SPRINGFIELD OH 45504
BURGER KING CORP	C/O RYAN PO BOX 460189	HOUSTON TX 77056
CAROLYN A SMITH	1236 SAINT PARIS PIKE	SPRINGFIELD OH 45504
CEMETERY SPRINGFIELD ASSN (FERNCLEIF CEMETERY)	501 W MC CREIGHT AVE	SPRINGFIELD OH 45504
DAVID L BROWN & ASSOC C/O LINK HELLMUTH LLC	333 N LIMESTONE ST STE 101	SPRINGFIELD OH 45503
EUBA REAL ESTATE CORP	838 ELDEAN RD	TROY OH 45373
GAME CYCLE LLC	4241 WILLOWDALE RD	SPRINGFIELD OH 45502
JACOB SIMS	1133 N FOUNTAIN AVE	SPRINGFIELD OH 45504
JOHN HENDRICKS	1872 SE COLONY WAY	JUPITER FL 33478
KAREN S CARNS	506 HAMILTON AVE	NEW CARLISLE OH 45344
KUNAL N PATEL TRUSTEE	422 E SCHANTZ AVE	OAKWOOD OH 45409
LARRY T & BARBARA A GATHERS	1305 SAINT PARIS RD	SPRINGFIELD OH 45504
LONE WOOLF ENTERPRISES LLC	514 LUDLOW AVE	SPRINGFIELD OH 45505
MARCOS GOMEZ & GREGORIA GARCIA	15 W MCCREIGHT AVE	SPRINGFIELD OH 45504
MAYUMI MINAMI HALL TRUSTEE	1800 W SOUTHWOOD LN	SPRINGFIELD OH 45504
MERCY HEALTH	1701 MERCY HEALTH PL	DAYTON OH 45419
MICAH J & ANNA POTEET	432 W MC CREIGHT AVE	CINCINNATI OH 45237
MICHAEL R WAGNER	330 W MCCREIGHT AVE	SPRINGFIELD OH 45504
MICHELE M COMBS	1238 ST PARIS RD	SPRINGFIELD OH 45504
PATIA E & R TIM WILSON	1240 ST PARIS PIKE	SPRINGFIELD OH 45504
ROBERT F MC GEE TRUSTEE	406 W MC CREIGHT AVE	SPRINGFIELD OH 45504
ROBERT P JR & JEAN M WHEELER	10210 WRIGHT BROTHERS CT	DAYTON OH 45458
ROBERT W MUMFORD	420 W MC CREIGHT AVE	SPRINGFIELD OH 45504
ST JOHNS NURSING & CONV HOME	100 W MC CREIGHT AVE	SPRINGFIELD OH 45504
ST PARIS PETROLEUM LLC	1242 SAINT PARIS PIKE	SPRINGFIELD OH 45504
STEDMAN & SONS LLC	2673 PRESTWICK VILLAGE CIR	SPRINGFIELD OH 45503
THOMAS L COONTZ	436 W MC CREIGHT AVE	SPRINGFIELD OH 45504
TODD L JONES	307 W MC CREIGHT AVE	SPRINGFIELD OH 45504
WARREN E BARNETT JR & MARY L NEVIUS	299 W HARDING RD	SPRINGFIELD OH 45504
WILLIAM F O NEILL	1201 N LOWRY AVE	SPRINGFIELD OH 45504
WITTENBERG BD OF DIRECTORS	PO BOX 720	SPRINGFIELD OH 45501

Agenda Item # 6

Case # 21-RW-05

Right of Way Vacation

STAFF REPORT

TO: City Planning Board

DATE: July 7, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Right-of-Way Vacation #21-RW-05

GENERAL INFORMATION:

Applicant: Jessica Threats, 232 Delcourt Dr., Springfield, OH 45506

Requested Action: Request to vacate the first alley east of S Limestone St from Wilson Ave south approximately 177' to intersecting east-west alley continuing east for approximately 275'.

Petitioner's Comments: See attached Exhibit C

Adjoining Property Owners: See attached Exhibit B

File Date: June 3, 2021

RETURNED REPORTS:

Columbia Gas: No objections

Spectrum: No objections; has no issues vacating this alley way providing we will continue to have access to the utility poles to maintain aerial lines.

AT&T: No objections

Ohio Edison: Recommend denial; due to extensive Ohio Edison facilities in this ROW, vacation is not recommended.

City Service Department: No objections

Fire Division: No objections

Building inspections: No objections

Police Division: No objections

City Manager's Office: No objections

Planning and Zoning: The applicant states she is requesting to vacate the alley to create new parking. The amount of Ohio

Edison facilities in the alley, vacating the alley would be detrimental to maintaining the equipment.

STAFF RECOMMENDATION:

Denial of the request to vacate the subject right of way.

ATTACHMENTS:

1. Vicinity map
2. Petition with petitioner's comments



**Right of Way Vacation # 21-RW-05
Wilson Ave.**





FOR OFFICE USE ONLY

Case #:

Date Received:

Received by:

Application Fee: \$

Review Type:

☐ Admin ☒ CPB ☐ BZA

21-RW-09

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

"RIGHT-OF-WAY" VACATION - ALLEY LOT2. Address of Subject Property: 117 WILSON AVE (NEXT TO THIS PROPERTY)3. Parcel ID Number(s): 16 (NEXT TO PARCEL # 3400700033217004)4. Full legal description attached? ☒ yes ☐ no5. Size of subject property: UNKNOWN6. Current Use of Property: NO USE7. Current Zoning of Property: UNKNOWN

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)2. Name of Applicant(s) or Contact Person(s): JESSICA THREATSTitle: MISSCompany (if applicable): N/AMailing address: 232 DELCOURT DRIVECity: SPRINGFIELD State: OHIO ZIP: 45506Telephone: (937) 323-2703 Fax: ()Email: JESSICA.THREATS@GMAIL.COM

3. If the applicant is agent for the property owner:

Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**



Signature of Applicant

Signature of Co-applicant

JESSICA THREATS, OWNER

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

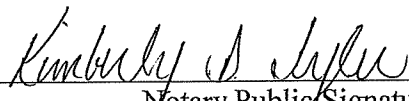
County of Clark

The foregoing instrument was acknowledged before me this 21st day of
May, 2021

by _____ (name of person acknowledged).

(seal)

KIMBERLY D. TYLER
Notary Public, State of Ohio
My Commission Expires 10-21-2025



Notary Public Signature

My commission expires: 10-21-2025



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
Right-of-Way Vacation Application

Date 5/20/21

Applicant Name: JESSICA THREATS

Address: 117 WILSON AVE

Please include the following Exhibits:

Exhibit A

A plot plan is to be attached which indicates the right-of-way to be vacated.

Exhibit B

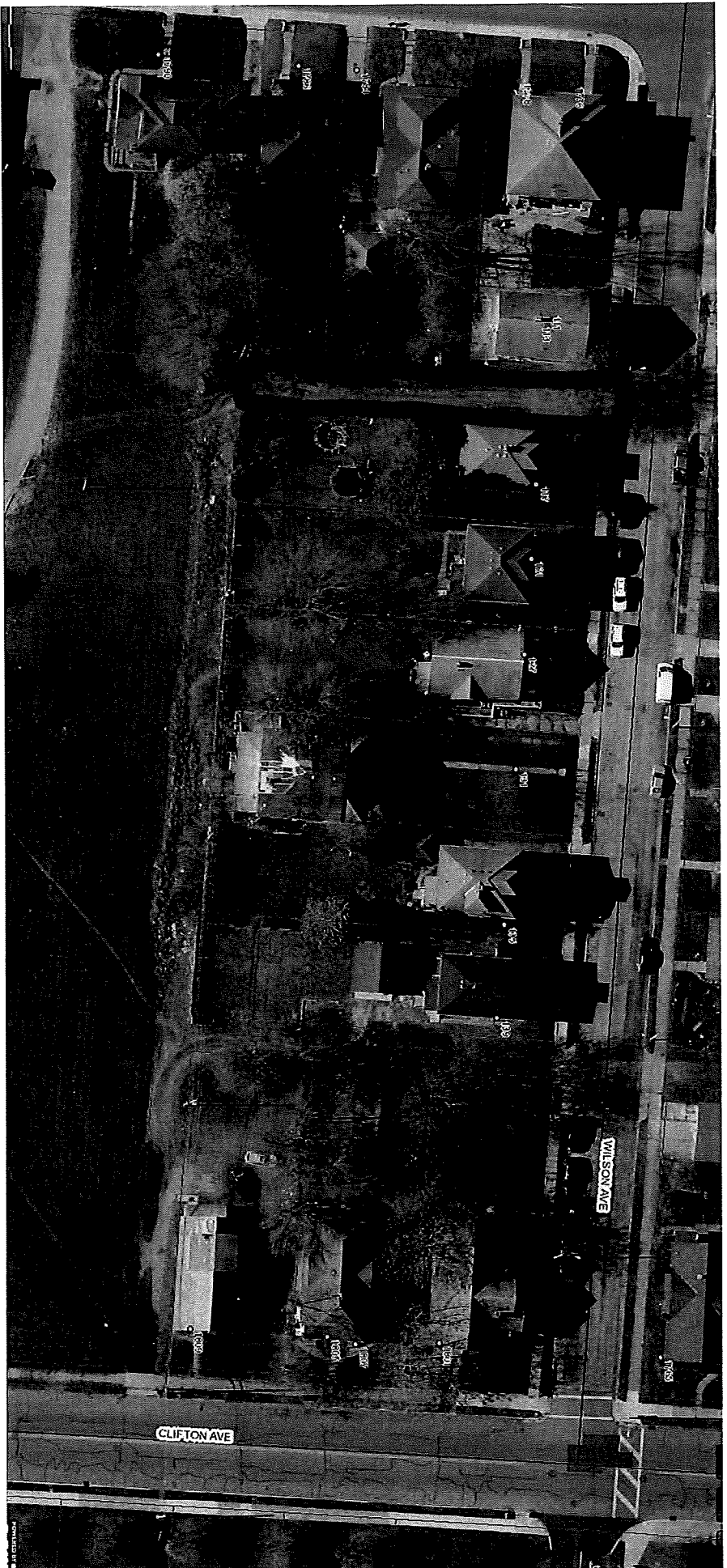
State the reason for the requested right-of-way vacation. (These statements will be considered by the Planning Staff, the City Planning Board, and the City Commission as the request is reviewed.) This is to be attached and made a part of this petition.

Exhibit C

If required by the City Planning Board, a cross-access easement agreement would need to be signed by all affected neighbors prior to the City Commission Public Hearing.

I, the undersigned, depose and state that I am an interested party in the right-of-way involved in this petition.


Signature



Petition for Right-of-Way Vacation

Addressed to:

The City of Springfield

The Planning Staff

The City Planning Board

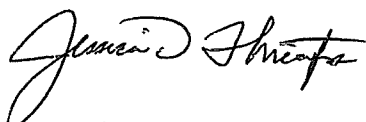
The City Commission

May 20, 2021

Hello, my name is Jessica Threats and I am the new property owner of 117 Wilson Avenue located on the South side of Springfield in the Frey subdivision. I am petitioning for the Alley that runs alongside my property to be vacated so that I can add parking. Currently, Wilson Avenue is limited in parking and the adjoining lot (#16) is no longer utilized by any other party.

Thank you for your consideration, and I look forward to your reply.

Sincerely,

A handwritten signature in black ink, appearing to read "Jessica Threats". The signature is fluid and cursive, with the first name "Jessica" written in a larger, more prominent script than the last name "Threats".

Jessica Threats

Property Owner of 117 Wilson Avenue

Current Resident of 232 Delcourt Drive

Agenda Item # 7
Case # 21-SUB-01
Subdivision Plat

STAFF REPORT

TO: City Planning Board

DATE: July 7, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Burnett Plaza Plat

GENERAL INFORMATION:

Owner: HJH Springfield 1 LLC, 300 W Douglas Ave, STE 1031,
Wichita, KS 67202

Developer: Anthony Lehman, 300 W Douglas Ave, STE 1031,
Wichita, KS 67202

Engineer: Haley-Dusa Group, 270 Regency Ridge Dr., Suite 203,
Dayton, Ohio 45459

Requested Action: Combined Phase I & II subdivision plat

Area in Streets: NA

Area Subdivided into Lots: 11.045 acres

Facilities: City water, sewer, and storm drainage.

Location: S Burnett Rd.

Existing Land Use and Zoning: Commercial, Zoned CC-2A, Shopping Center District

Applicable Regulations: Springfield Subdivision Regulations

File Date: June 4, 2021

BACKGROUND:

The applicant received a lot split variance for this from the City Planning Board in January 2021. This is the plat that will be recorded with the new lot lines.

STAFF COMMENTS:

City Engineering Department: Recommend approval – Developer will need to demonstrate through recorded instrument that the adjoining/remaining lots include utility easements

to ensure continued access to water and sewer.
Developer must determine the locations of exiting
water and sewer lines to allow for correct
easements to be recorded and provide the City of
Springfield with records.

City Service Department

No objections

City Fire Department

No objections

Planning/Zoning Division:

No objections

STAFF RECOMMENDATION:

Approval of the plat.

**Subdivision Plat # 21-SUB-01
Burnett Plaza**



10' DRAINAGE EASEMENT
P.B. 10, P.C. 55

LOT 15661

LOT 15660

LOT 15670

LOT 15676

LOT 15677

LOT 15678

LOT 15679

LOT 15674

LOT 15673

LOT 15672

LOT 15671

LOT 15670

LOT 15669

LOT 15668

LOT 15667

10' UTILITY OR
DRAINAGE EASEMENT
P.B. 10, P.C. 55

SECTION 17

615.02

696.09

281.07

10' UTILITY EASEMENT
P.B. 10, P.C. 19

LOT 15671

LOT 15670

LOT 15669

LOT 15668

LOT 15667

LOT 15666

LOT 15665

LOT 15664

LOT 15663

LOT 15662

LOT 15661

LOT 15660

LOT 15659

LOT 15658

LOT 15657

LOT 15656

LOT 15655

LOT 15654

LOT 15653

LOT 15652

LOT 15651

LOT 15650

LOT 15649

LOT 15648

LOT 15647

LOT 15646

LOT 15645

LOT 15644

LOT 15643

LOT 15642

LOT 15641

LOT 15640

LOT 15639

LOT 15638

LOT 15637

LOT 15636

LOT 15635

LOT 15634

LOT 15633

LOT 15632

LOT 15631

LOT 15630

LOT 15629

LOT 15628

LOT 15627

LOT 15626

LOT 15625

LOT 15624

LOT 15623

LOT 15622

LOT 15621

LOT 15620

LOT 15619

LOT 15618

LOT 15617

LOT 15616

LOT 15615

LOT 15614

LOT 15613

LOT 15612

LOT 15611

LOT 15610

LOT 15609

LOT 15608

LOT 15607

LOT 15606

LOT 15605

LOT 15604

LOT 15603

LOT 15602

LOT 15601

LOT 15600

LOT 15599

LOT 15598

LOT 15597

LOT 15596

LOT 15595

LOT 15594

LOT 15593

LOT 15592

LOT 15591

LOT 15590

LOT 15589

LOT 15588

LOT 15587

LOT 15586

LOT 15585

LOT 15584

LOT 15583

LOT 15582

LOT 15581

LOT 15580

LOT 15579

LOT 15578

LOT 15577

LOT 15576

LOT 15575

LOT 15574

LOT 15573

LOT 15572

LOT 15571

LOT 15570

LOT 15569

LOT 15568

LOT 15567

LOT 15566

LOT 15565

LOT 15564

LOT 15563

LOT 15562

LOT 15561

LOT 15560

LOT 15559

LOT 15558

LOT 15557

LOT 15556

LOT 15555

LOT 15554

LOT 15553

LOT 15552

LOT 15551

LOT 15550

LOT 15549

LOT 15548

LOT 15547

LOT 15546

LOT 15545

LOT 15544

LOT 15543

LOT 15542

LOT 15541

LOT 15540

LOT 15539

LOT 15538

LOT 15537

LOT 15536

LOT 15535

LOT 15534

LOT 15533

LOT 15532

LOT 15531

LOT 15530

LOT 15529

LOT 15528

LOT 15527

LOT 15526

LOT 15525

LOT 15524

LOT 15523

LOT 15522

LOT 15521

LOT 15520

LOT 15519

LOT 15518

LOT 15517

LOT 15516

LOT 15515

LOT 15514

LOT 15513

LOT 15512

LOT 15511

LOT 15510

LOT 15509

LOT 15508

LOT 15507

LOT 15506

LOT 15505

LOT 15504

LOT 15503

LOT 15502

LOT 15501

LOT 15500

LOT 15499

LOT 15498

LOT 15497

LOT 15496

LOT 15495

LOT 15494

LOT 15493

LOT 15492

LOT 15491

LOT 15490

LOT 15489

LOT 15488

LOT 15487

LOT 15486

LOT 15485

LOT 15484

LOT 15483

LOT 15482

LOT 15481

LOT 15480

LOT 15479

LOT 15478

LOT 15477

LOT 15476

LOT 15475

LOT 15474

LOT 15473

LOT 15472

LOT 15471

LOT 15470

LOT 15469

LOT 15468

LOT 15467

LOT 15466

LOT 15465

LOT 15464

LOT 15463

LOT 15462

LOT 15461

LOT 15460

LOT 15459

LOT 15458

LOT 15457

LOT 15456

LOT 15455

LOT 15454

LOT 15453

LOT 15452

LOT 15451

LOT 15450

LOT 15449

LOT 15448

LOT 15447

LOT 15446

LOT 15445

LOT 15444

LOT 15443

LOT 15442

LOT 15441

LOT 15440

LOT 15439

LOT 15438

LOT 15437

LOT 15436

LOT 15435

LOT 15434

LOT 15433

LOT 15432

LOT 15431

LOT 15430

LOT 15429

LOT 15428

LOT 15427

LOT 15426

LOT 15425

LOT 15424

LOT 15423

LOT 15422

LOT 15421

LOT 15420

LOT 15419

LOT 15418

LOT 15417

LOT 15416

LOT 15415

LOT 15414

LOT 15413

LOT 15412

LOT 1541

NO470470
5.608

585°49'44"E 238.19'

WAS NAILS FOUND
● BOTH ENDS.

5.5152 ADRES

HALF SECTION LINE

1.7378 ACRES

ALLEN DRIVE

ELMORE DRIVE 60' R/W

NEW INGRESS/EGRESS PARKING EASEMENT

This plot is subject to a blanket easement for ingress, egress and parking over the pavement, driveways and parking areas as they currently or hereafter exist within the plot depicted hereon as described in _____, recorded in the public records of Clark County, Ohio.

BURNETT ROAD | R/W VARIES

0.9342 ACRES

0.6202 ACRES

1.5101 ACRES

DATE OF DEATH:

SYMBOL LEGEND

- FOUND 5/8" IRON PIN
- FOUND 5/8" IRON PIN
- FOUND PM/MAG NAIL

BURNETT PLAZA PLAT
MENGA PLAT OF PARCELS

GRAPHIC SCALE

PREPARED BY:

 Haley-Duncan

SHEET 1 OF 2



☒ Planning & Zoning

FOR OFFICE USE ONLY

Case #: 21-Plat-01
Date Received: 6/4/21
Received by: SP
Application Fee: \$ 1100.00
Review Type:
☐ Admin ☒ CPB ☐ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

Subdivision of current parcel

2. Address of Subject Property: 402 S. Burnett Road
440-552 S. Burnett Road

3. Parcel ID Number(s): 3400700022210019

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: 11.0454 Acres

6. Current Use of Property: Commercial - 425

7. Current Zoning of Property: CC-2A

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner

☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): Anthony Lehman

Title: Authorized Agent

Company (if applicable): HSH Springfield LLC

Mailing address: 300 W. Douglas, Suite 1031

City: Wichita State: KS ZIP: 67202

Telephone: (937) 776-2171 Fax: () N/A

Email: Lehman@sterlingrealtvadvisors.net

3. If the applicant is agent for the property owner:

Name of Owner (title holder): HSH Springfield I, LLC

Mailing Address: 300 W. Douglas Ave, Suite 1031

City: Wichita State: KS ZIP: 67202

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**

Anthony L. Lehman

Signature of Applicant

Signature of Co-applicant

Anthony L. Lehman

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Montgomery

The foregoing instrument was acknowledged before me this 3rd day of
June, 2021

by [Signature] (name of person acknowledged).

(seal)



**JENNI MRKVA
NOTARY PUBLIC
STATE OF OHIO
GREENE COUNTY**

My Commission Expires 02/08/2026

[Signature]

Notary Public Signature

My commission expires: 2-8-26



☒ Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

SUBDIVISION APPLICATION
(PRELIMINARY AND FINAL)

Date Filed _____

1. Please check one: ☐ Preliminary ☐ Final ☒ Combined
2. Name of Subdivision:

Burnett Plaza Plat

Location: City Springfield County Clark Township N/A

Section 22 Town 5 Range 9

3. Subdivision Development Team:

- a. Name of Owner:

HJH Springfield I, LLC

Address: 300 W. Douglas, Suite 1031, Wichita, KS 67202

- b. Name of Developer: Anthony Lehman

Address: PO Box 341512, Dayton, OH 45434

- c. Name of Engineer: Haley-Dusa Group

Address: 270 Regency Ridge Dr., Suite 203, Dayton, OH 45459

4. Subdivision Plan:

- a. Please check one: ☒ Commercial ☐ Residential ☐ Industrial ☐ Mixed use

- b. Date when construction will start Existing site

- c. Total Area 11.0454 acres

- d. Area subdivided in lots 11.0454 acres

- e. Area in streets N/A

- f. Typical lot width _____ depth _____

- g. Lineal Feet of Street: Major _____ Minor _____

- h. Area dedicated for public purposes None

- i. Number of Lots: Residential _____ Commercial 6 Industrial _____
- j. Area reserved for: Residential N/A Commercial N/A Industrial N/A
- k. Will dwelling be built on each residential lot before the lot is sold? No
- l. Zoning Classification of the area, if any: CC-2A
- m. Are any changes in zoning proposed? None
- n. Are public utilities available in the area? Yes
- Sanitary Sewer ✓ Water ✓ Storm Drainage ✓
- o. Is any part of the plat within the area flooded in the 1913 flood? Unknown
- p. Are map elevations based on sea level datum? N/A
- q. Landowners Association? _____
- r. Covenants/Dead restriction? _____

5. Typical Dwelling:

Stories _____ Rooms _____ Size _____

Garage: Attached _____ Detached _____ None _____

6. Applicant Name Anthony Lehman

Applicant's Status (*attach proof of ownership or agent authorization*)

☐ Owner ☒ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)

Mailing address: PO Box 341512

City: Dayton State: OH ZIP: 45434

Telephone: () 937-776-2171 FAX: () _____

Email tlehman@sterlingrealtyadvisors.net

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Anthony Lehman
Signature of Applicant

Signature of Co-applicant

Anthony Lehman
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of montgomery

The foregoing instrument was acknowledged before me this 3rd day of June,
20 21

by Jenni Markva (name of person acknowledged).

(seal)

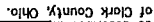


JENNI MARKVA
NOTARY PUBLIC
STATE OF OHIO
GREENE COUNTY
My Commission Expires 02/08/2026

[Signature]

Notary Public Signature

My commission expires: 2-8-26



SURVEY REFERENCES:
 • ALL DEEDS, PLATS AND SURVEY RECORDS SHOWN ON THE FACE OF THIS SURVEY.

BURNETT PLAZA PLAT

BEING A PLAT OF PARCELS

LOCATED IN

SECTION 22, TOWN 5, RANGE 9

CITY OF SPRINGFIELD

CLARK COUNTY, OHIO

6 LOTS TOTALING 11.0454 ACRES

TOTAL ACRES IN REPLAT = 11.0454 ACRES

OWNERS' DEDICATION:

We the undersigned, being all the owners and lien holders of the lands planted herein, do hereby voluntarily consent to the execution of said plat. No additional public street right-of-way is dedicated by this record plan.

Easements shall be of the size and width as shown on the plat map and are for the construction, operation, maintenance, repair, replacement, or removal of water, gas, sewer, electric, telephone, or other utility lines or service, and for the express private easements, rights, and interests of the owners and access to the property for said purposes and are to be maintained as such forever.

WITNESSES:

Print Name: _____

Title: _____

Print Name: _____

OWNER

H&H Springfield 1, LLC

STATE OF OHIO, COUNTY OF CLARK, SS:

Be it remembered that on this _____ day of _____, 2021, before me the undersigned, a notary public in and for said State of Ohio, personally came the H&H Springfield 1, LLC and acknowledged the signing and execution of its within plat to be their voluntary act and deed.

In testimony whereof, I hereunto set my hand and notary seal on the day and date above written.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

WITNESSES:

Print Name: _____

Title: _____

Print Name: _____

STATE OF OHIO, COUNTY OF CLARK, SS:

Be it remembered that on this _____ day of _____, 2021, before me the undersigned, a notary public in and for said State of Ohio, personally came the BRN Marietta, LLC and acknowledged the signing and execution of its within plat to be their voluntary act and deed.

In testimony whereof, I hereunto set my hand and notary seal on the day and date above written.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER

BRN Marietta, LLC

WITNESSES:

Print Name: _____

Title: _____

Print Name: _____

OWNER

MBL Properties LLC

WITNESSES:

Print Name: _____

Title: _____

Print Name: _____

STATE OF OHIO, COUNTY OF CLARK, SS:

Be it remembered that on this _____ day of _____, 2021, before me the undersigned, a notary public in and for said State of Ohio, personally came the MBL Properties LLC and acknowledged the signing and execution of its within plat to be their voluntary act and deed.

In testimony whereof, I hereunto set my hand and notary seal on the day and date above written.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

DESCRIPTION:

Situate in Section 22, Town 5, Range 9, BMRS, City of Springfield, County of Clark, State of Ohio and being all of on 11.0454 acre tract conveyed to H&H Springfield 1, LLC, BRN Marietta, LLC and MBL Properties LLC in O.R.V. 2113, Page 1604.

Containing a total of 11.0454 acres, all contained in lots. This replat does not dedicate any new street right-of-way.

NEW INGRESS/EGRESS PARKING EASEMENT

This plat is subject to a blanket easement for ingress, egress and parking over the pavement, driveways and parking areas as they currently or hereafter exist within the plat depicted herein as described in _____, recorded in the public records of Clark County, Ohio.

CERTIFICATION: THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS FOUND OR SET OR TO BE SET AS SHOWN HEREON.

Thomas E. Duda

Registered Surveyor

Ohio License Number S-7143

Field Survey Date June, 2020



PREPARED BY:

SHEET 2 OF 2



Haley-Duda

Engineering & Surveying Group, LLC

270 Regency Ridge Drive, Suite 203

Dayton, Ohio 45459

Phone: (937) 439-4300 Fax: (937) 439-2005

Email: haley@haley-duda.com

Website: www.haley-duda.com

Scale: N/A

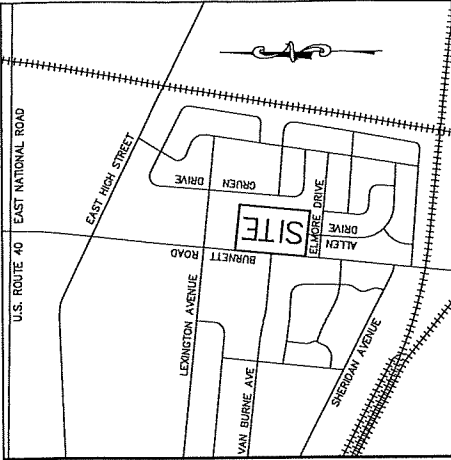
Drawn: SBM

Checked: TED

Date: 06-01-2021

Job No. S4636

V I C I N I T Y M A P
NOT TO SCALE



Agenda Item # 8
Case # 21-Z-08
Rezoning

Staff Report

TO: City Planning Board

DATE: July 7, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Rezoning Case #21-Z-08

GENERAL INFORMATION:

Applicant: Christina Darding, 4632 Willowbrook Dr., Springfield, OH 45503

Owner: Midland Properties, 2525 N Limestone St STE 101, Springfield, OH 45503

Requested Action: Rezone 25 W Harding Road from RS-5, Low-Density, Single-Family Residence District to PD, Planned Development District.

Location: 25 W Harding Road, Parcels 3400700036800008, 3400700036800009, & 3400700036800010

Size: 0.57 acre

Existing Land Use and Zoning: Commercial, RS-5

Surrounding Land Use and Zoning: North: Residential, RS-5
East: Residential, RS-5
South: Residential, RS-5
West: Residential, RS-5

Applicable Regulations: Chapter 1174 Amendments

File Date: June 10, 2021

BACKGROUND:

The applicant seeks approval to rezone the subject parcel to a Planned Development zoning district. The site was constructed as medical offices. The buildings are no longer suitable for medical office use. Under the current zoning classification, there is limited non-residential occupancy options. The owner is seeking a PD zoning to allow for flexible future uses, which are stipulated as commercial uses – medical, accounting and other professional services, school for private instruction, art gallery, retail sales as an accessory to an office or professional service, communication studio, and residential dwelling. These will be the only permitted uses on this property.

Seeking a PD zoning is the highest and best option for this property with the existing structures.

Staff Report

ANALYSIS:

Land Use Plan and Zoning:

The Connect Clark County Comprehensive Plan shows this future character area as “Suburban Living, High Intensity.”

The purpose of the PD district is to provide for zoning and subdivision regulation of Planned Developments to allow more flexible design of single use residential, commercial or industrial uses developments as well as allow modern integrated developments of mixed residential, commercial, industrial, recreational or agricultural uses, with such Planned Developments regulated so as to be in substantial conformity with the Clark County Comprehensive Land Use Plan (commonly known as the Crossroads Plan) adopted by the City, with the City's Thoroughfare Plan and with the purposes established in Section 1101.02 of the Springfield Zoning Code, and so as to not have substantially adverse effects on neighboring areas which outweigh the benefits to the community derived from the Planned Development.

Surrounding Land Use:

Permitted uses in the proposed PD zoning are similar to the existing uses and will not change the character of the area.

Thoroughfare Plan:

W Harding Road is classified as a Secondary Arterial street and Hawthorne Road is classified as a local street.

Staff Comments:

City Manager's Office:	No objections
City Service Department:	No objections
City Police Department:	No objections
City Fire Department:	No objections
City Building Inspections Division:	No objections – building inspections will address any issue during permit process
Planning/Zoning Division:	No objections

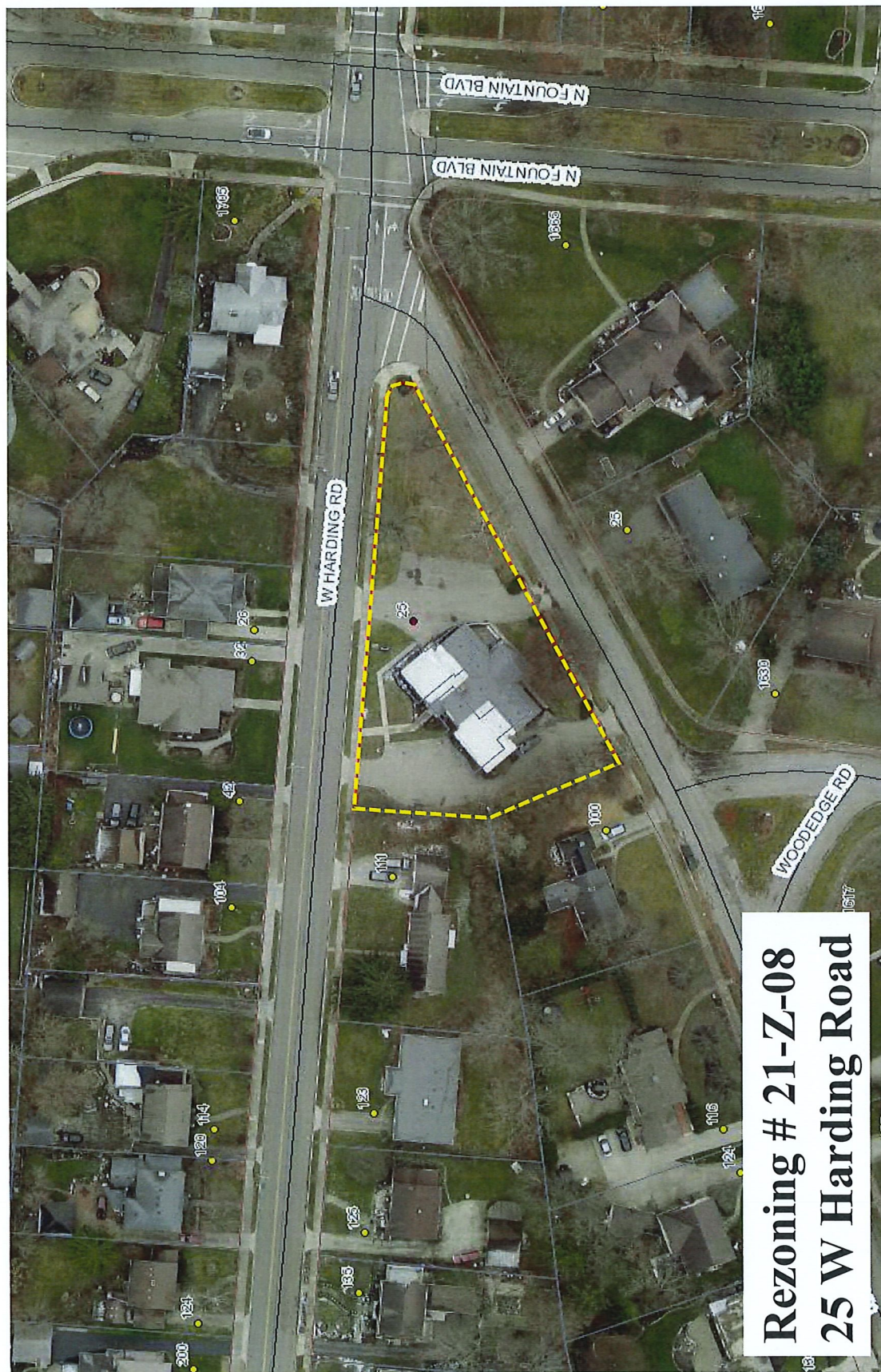
STAFF RECOMMENDATION:

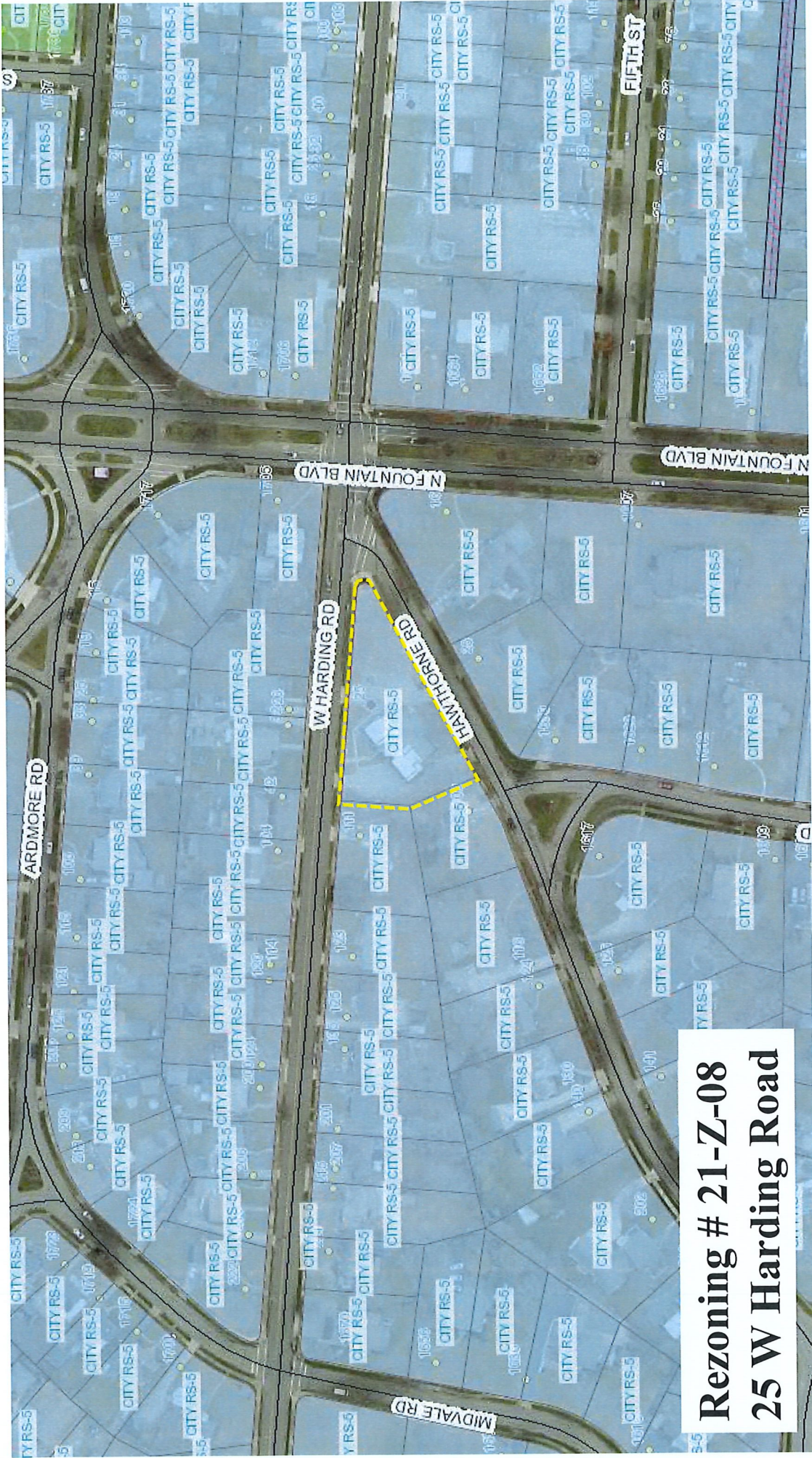
Staff Report

Approval of request to rezone 25 W Harding Road from RS-5 to PD.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application





Rezoning # 21-Z-08
25 W Harding Road



**FOR OFFICE USE ONLY**

Case #: 21-2-07
Date Received: 6/10/21
Received by: LT
Application Fee: \$ 285
Review Type:
☐ Admin ☒ CPB ☐ BZA

GENERAL APPLICATION**A. PROJECT**

1. Application Type & Project Description (attach additional information, if necessary):

* See ATTACHED SHEETS

2. Address of Subject Property: 25 W HARDING ROAD

3. Parcel ID Number(s): 3400700036800009, 10, 8

4. Full legal description attached? ☐ yes ☐ no

5. Size of subject property: _____

6. Current Use of Property: office

7. Current Zoning of Property: RS-5

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☐ Owner
Applicant under contract to purchase unit #100 contingent on this rezoning
☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): Christina Darding

Title: INDIVIDUAL buyer under contract to purchase unit #100 (PONS - COB)

Company (if applicable): N/A

Mailing address:

4632 Willowbrook Dr. AFTER 6/15/21 Address will be 461 Everett Road
Urbana Ohio 43082

City: Springfield State: Ohio ZIP: 45503

Telephone: (937) 631-7621 Fax: () _____

Email

christinadardingmusic@gmail.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): Hearthstone Lab Inc.

Mailing Address: 25 W Harding Rd.

City: Springfield State: Ohio ZIP: 45503

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**

Christina Darding
Signature of Applicant

Signature of Co-applicant

Christina Darding
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 4th day of
June, 2021

by CHRISTINA DARDING (name of person acknowledged).

(seal)



Peter K. Noonan
Notary Public Signature

PETER K. NOONAN

NOTARY PUBLIC

STATE OF OHIO

Comm. Expires

July 4, 2021

Recorded in

Clark County

My commission expires: 7/4/21



☐ Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PD, CC-2A, OPD-H OR G DISTRICT DEVELOPMENT PLAN/
OR AMEND AN EXISTING DEVELOPMENT PLAN

Date: 4th 7 JUNE 2021

Property Address: 25 N Harding Road

Please check one: ☐ OPD-H Dev Plan ☐ CC-2A Dev Plan ☒ PD ☐ G District

The undersigned petitions for the proposed/or amendment to the development plan for .57 acres at 25 W. Harding Road (street address or simple location description).

Exhibit A

Attach either a metes and bounds description or subdivision and lot number description.

Exhibit B

Attach a site plan of the petitioned lands.

Exhibit C

Attach a full description of the proposed development plan or amendment to the development plan including a site plan and all required associated materials according to the zoning request.

Exhibit D

1. Does the proposed change in zoning conform to City's adopted Thoroughfare Plan? Will it adversely affect the capacity of the present road system in the area?
2. Are adequate sanitary sewer, water, and storm drainage facilities available?

Exhibit E

List reasons for the requested action.

The undersigned deposes and states that I am the owner or authorized agent of the property involved in this petition.

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Christina Dardling
Signature of Applicant

Signature of Co-applicant

Christina Dardling
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 4th day of JUNE, 2021

by CHRISTINA DARDLING (name of person acknowledged).

(seal)



Peter K. Noon
Notary Public Signature

PETER K. NOON Notary Public Signature

NOTARY PUBLIC
STATE OF OHIO

Comm. Expires

July 4, 2021

Recorded in

Clark County

My commission expires: 7/4/21

General Application

A. Project

1. Application Type - PD (Planned Development District)

Project Description - Re-zone and convert a 3 unit commercial-medical condominium building to a 3 unit commercial/residential building inclusive of a broad range of commercial uses. See attached list of authorized uses.

2. Address of Subject Property:

Condominium Units 100, 101, and 102 at 25 W Harding Road, Springfield, OH. All 3 units are included.

3. Parcel ID Number(s):

Unit 100:	3400700036800008
Unit 101:	3400700036800009
Unit 102:	3400700036800010

4. Legal Description - attached

5. Size of Subject Property:

Site size -	.57Acres
Building Size - total	3743 GSF
Unit 100:	1259SF
Unit 101:	1316SF
Unit 102:	1168Sf

6. Current Use:

3 commercial units	
Unit 100:	Professional engineering offices
Unit 101:	Medical office - currently vacant
Unit 102:	Medical massage therapy office

7. Current Zoning: RS-5 Low Density Single family residence

Exhibit A

The Property

Situate in the City of Springfield, Count of Clark and State of Ohio

Being Unit 101 and 102 of the Harding Road Medical Arts Condominium as the same is set out in the Declaration of Condominium as filed in Volume 18, Page 1, of the Miscellaneous Records of Clark County, Ohio, and the as built drawings filed in Volume 14, Page 142, of the Plat Records of Clark County, Ohio.

3400700036800009
3400700036800010

Exhibit C

4.1.A

The parties acknowledge that the current zoning classification for the Condominium and the Unit is not consistent with the purpose for which the Unit is being purchased by Purchaser. The parties further acknowledge that in order to accommodate the uses to which the Purchaser intends to use the Unit requires a Planned Development District classification under the Zoning Code of the City of Springfield, Ohio (the "City"). Accordingly, the Purchaser's obligation to close is contingent upon the zoning classification for the Condominium and Unit being subject to a Planned Unit Development classification with terms satisfactory to Purchaser. The parties agree to cooperate in following the provisions of the City Zoning Code relative to establishing a Planned Unit Development for the Condominium and its Units, including, but not limited to, agreement on the uses to be permitted, the other terms of the required Master Development Plan and the written approval of such terms by Purchaser, Seller and all owners of all of the Units contained within the Condominium, all of which must also be approved by ordinance of the Springfield City Commission and the time for the filing of an appeal of the approving ordinance or the Submission of a Referendum Petition shall also have passed with no appeal having been filed or Referendum Petition submitted. The cost of the same shall be paid by Purchaser.

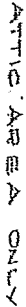
Planned Use Acceptable Uses

Professional office space for:

Medical Practice
Dental Practice
Optician or Ophthalmologist
Physical Therapy
Massage Therapy
Accountants
Attorneys
Real Estate Office
Insurance Office
Photographic Studio
Personnel Services Establishment
School for specialized private instruction including musical lessons and musical training
Art Gallery together with specific approved related commercial operations to serve art gallery patrons
Retail sales of merchandise as an accessory use in conjunction with an office of a professional person provided the retail floor area shall not exceed 10 percent of total office area
Communication station and studio subject to the requirement of Chapter 1135 (no communication tower may be located on this same site)
Residential dwelling provided the density shall not exceed one (1) dwelling unit per 1800 square feet of lot area

CRD
3/27/21

四ノ山ノ又ノ之ノ
ノ又ノ之ノ



Διπλωματικό Πτυχίο

KUMAR MUKERJEE TRUSTEE	25 W HARDING RD	SPRINGFIELD OH 45504
KUMAR MUKERJEE TRUSTEE	25 W HARDING RD	SPRINGFIELD OH 45504
HEARTHSTONE LAB INC	25 W HARDING RD	SPRINGFIELD OH 45504
HARDING RENTALS LLC	4161 EVERETT RD	URBANA OH 43078
LINDA L MATTES	25 HAWTHORNE RD	SPRINGFIELD OH 45504
ADRIENNE M OEHLERS	1665 N FOUNTAIN BLVD	SPRINGFIELD OH 45504
SHARI L KNIGHT	1601 WOODEDGE AVE	SPRINGFIELD OH 45504
TYRA L JACKSON	26 W HARDING RD	SPRINGFIELD OH 45504
HOLLY T LEFEVRE	1705 FOUNTAIN BLVD	SPRINGFIELD OH 45504
MICHAEL TALBERT	2195 ASHBROOK DR	SPRINGFIELD OH 45502
DUSTIN P KROUSE	1630 WOODEDGE RD	SPRINGFIELD OH 45504
BART C JAMES TRUSTEE	32 W HARDING RD	SPRINGFIELD OH 45504
HOLLY T LEFEVRE	1705 FOUNTAIN BLVD	SPRINGFIELD OH 45504
DOUGLAS C & LORETTA C MC NEIL	42 W HARDING RD	SPRINGFIELD OH 45504
HARTER M JACKSON	1607 N FOUNTAIN BLVD	SPRINGFIELD OH 45504
FRED L & JANET M JAMES	104 W HARDING RD	SPRINGFIELD OH 45504
LAWRENCE D GWINN	123 W HARDING RD	SPRINGFIELD OH 45504
JAYSON & JAN STURGEON	1717 N FOUNTAIN BLVD	SPRINGFIELD OH 45504
AARON C & GABRIELLE M PRINCE	116 HAWTHORNE RD	SPRINGFIELD OH 45504
ROBERT G & MOLLY R YOUNG	1620 WOODEDGE RD	SPRINGFIELD OH 45504
PETER F CATANZARO	25 ARDMORE RD	SPRINGFIELD OH 45504
NANCY L WILLIAMS	114 W HARDING RD	SPRINGFIELD OH 45504
KANDYCE K MEO	15 ARDMORE RD	SPRINGFIELD OH 45504
CHRISTOPHER D & KRISTEN G PETERS	19 ARDMORE RD	SPRINGFIELD OH 45504
RANDALL & ROBERTA SPIRES	33 ARDMORE RD	SPRINGFIELD OH 45504
MEGHAN K ARNDTS	1617 WOODEDGE RD	SPRINGFIELD OH 45504
DANIEL E & MARY J MC HUGH	39 ARDMORE RD	SPRINGFIELD OH 45504
NANCY L WILLIAMS	114 W HARDING RD	SPRINGFIELD OH 45504

Agenda Item # 9
Case # 21-Z-09
Amend an Approved
CC-2A Plan

Staff Report

TO: City Planning Board

DATE: July 7, 2021

PREPARED BY: Stephen Thompson

SUBJECT: CC-2A Plan Amendment Case #21-Z-09

GENERAL INFORMATION:

Applicant: Calibre Engineering, 10534 Success Ln, STE F., Centerville, OH 45458

Owner: Zuber Crossing LLC, 10085 Wellington Blvd., Powell, OH 43065

Requested Action: Request to amend the approved site plan for 2202 N Bechtle Avenue to allow for a new automobile oriented use to be constructed.

Location: 2202 N Bechtle Ave.

Size: 1.16 acres

Existing Land Use and Zoning: Undeveloped, CC-2A

Surrounding Land Use and Zoning: North: Commercial, CC-2A
East: Commercial, CC-2A
South: Commercial, CC-2A
West: Undeveloped, RS-5

Applicable Regulations: Chapter 1130 CC-2A Shopping Center District

File Date: June 21, 2021

BACKGROUND:

The applicant seeks approval to amend an approved CC-2A shopping center district. When the original plan for this area was approved, it was designated to be a gas station. The development will have access to the Hobby Lobby lot to the north.

ANALYSIS:

Land Use Plan and Zoning:

The Connect Clark County Comprehensive Plan shows this future character area as “Commercial Center.”

Staff Report

Staff Comments:

City Manager's Office:	Recommend denial; this was not sold as an "automobile oriented use" in the original zoning and, if approved, would adversely alter the character of the development as it approaches residential development to the north.
City Service Department:	No objections; developer must provide access to the Walmart parking lot before a building permit will be issued.
City Police Department:	No objections
City Fire Department:	No objections
City Building Inspections Division:	No objections – building inspections will address any issue during permit process
Planning/Zoning Division:	No objections – site was initially planned to be a gas station when the area was originally approved.

STAFF RECOMMENDATION:

Approval of the request to amend the approved site plan for 2202 N Becthle Avenue to allow for a new automobile oriented use to be constructed.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application

Staff Report

TO: City Planning Board

DATE: July 7, 2021

PREPARED BY: Stephen Thompson

SUBJECT: CC-2A Plan Amendment Case #21-Z-09

GENERAL INFORMATION:

Applicant: Calibre Engineering, 10534 Success Ln, STE F., Centerville, OH 45458

Owner: Zuber Crossing LLC, 10085 Wellington Blvd., Powell, OH 43065

Requested Action: Request to amend the approved site plan for 2202 N Bechtle Avenue to allow for a new automobile oriented use to be constructed.

Location: 2202 N Bechtle Ave.

Size: 1.16 acres

Existing Land Use and Zoning: Undeveloped, CC-2A

Surrounding Land Use and Zoning: North: Commercial, CC-2A
East: Commercial, CC-2A
South: Commercial, CC-2A
West: Undeveloped, RS-5

Applicable Regulations: Chapter 1130 CC-2A Shopping Center District

File Date: June 21, 2021

BACKGROUND:

The applicant seeks approval to amend an approved CC-2A shopping center district. When the original plan for this area was approved, it was designated to be a gas station. The development will have access to the Hobby Lobby lot to the north.

ANALYSIS:

Land Use Plan and Zoning:

The Connect Clark County Comprehensive Plan shows this future character area as “Commercial Center.”

Staff Report

Staff Comments:

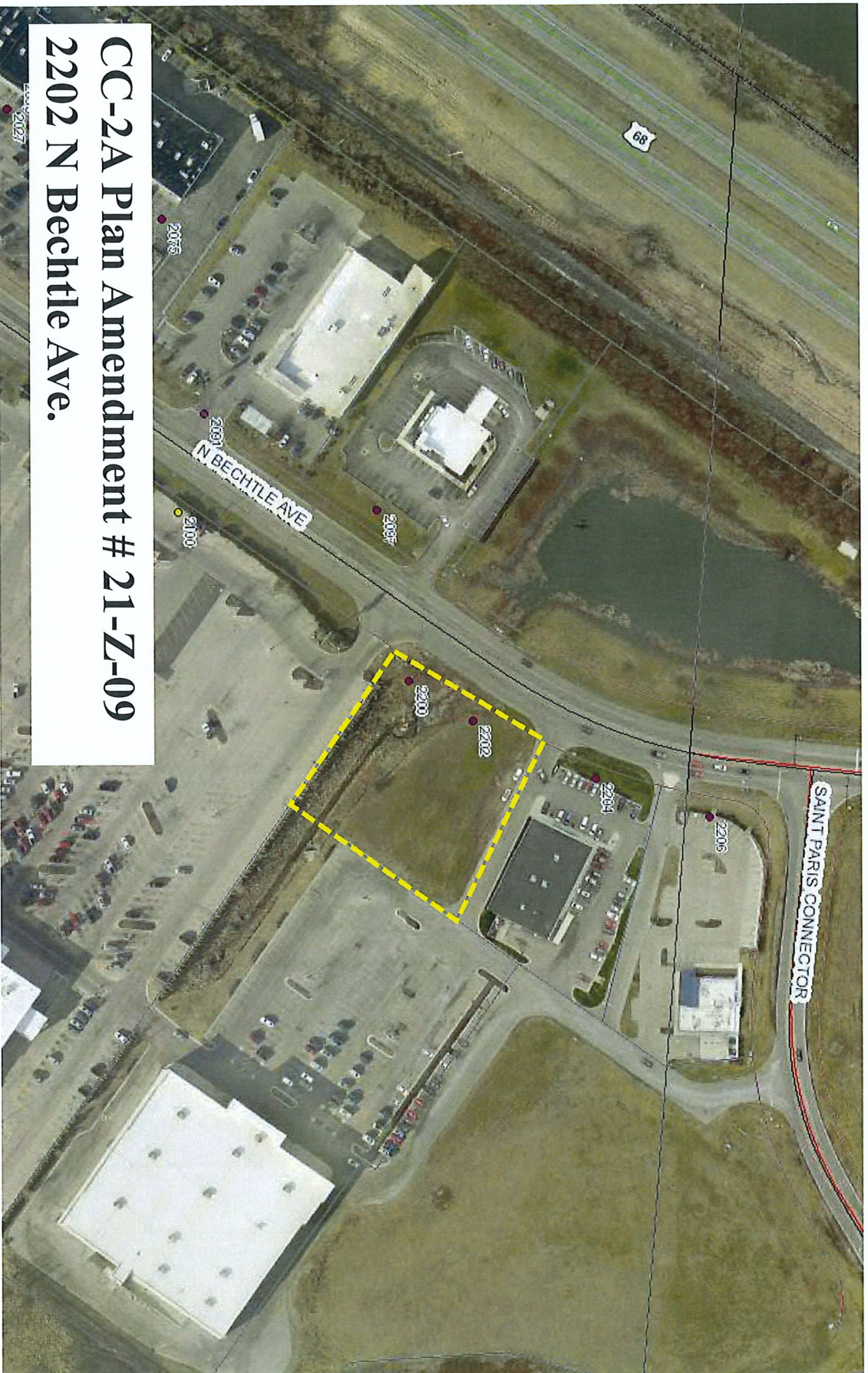
City Manager's Office:	Recommend denial; this was not sold as an "automobile oriented use" in the original zoning and, if approved, would adversely alter the character of the development as it approaches residential development to the north.
City Service Department:	No objections; developer must provide access to the Walmart parking lot before a building permit will be issued.
City Police Department:	No objections
City Fire Department:	No objections
City Building Inspections Division:	No objections – building inspections will address any issue during permit process
Planning/Zoning Division:	No objections – site was initially planned to be a gas station when the area was originally approved.

STAFF RECOMMENDATION:

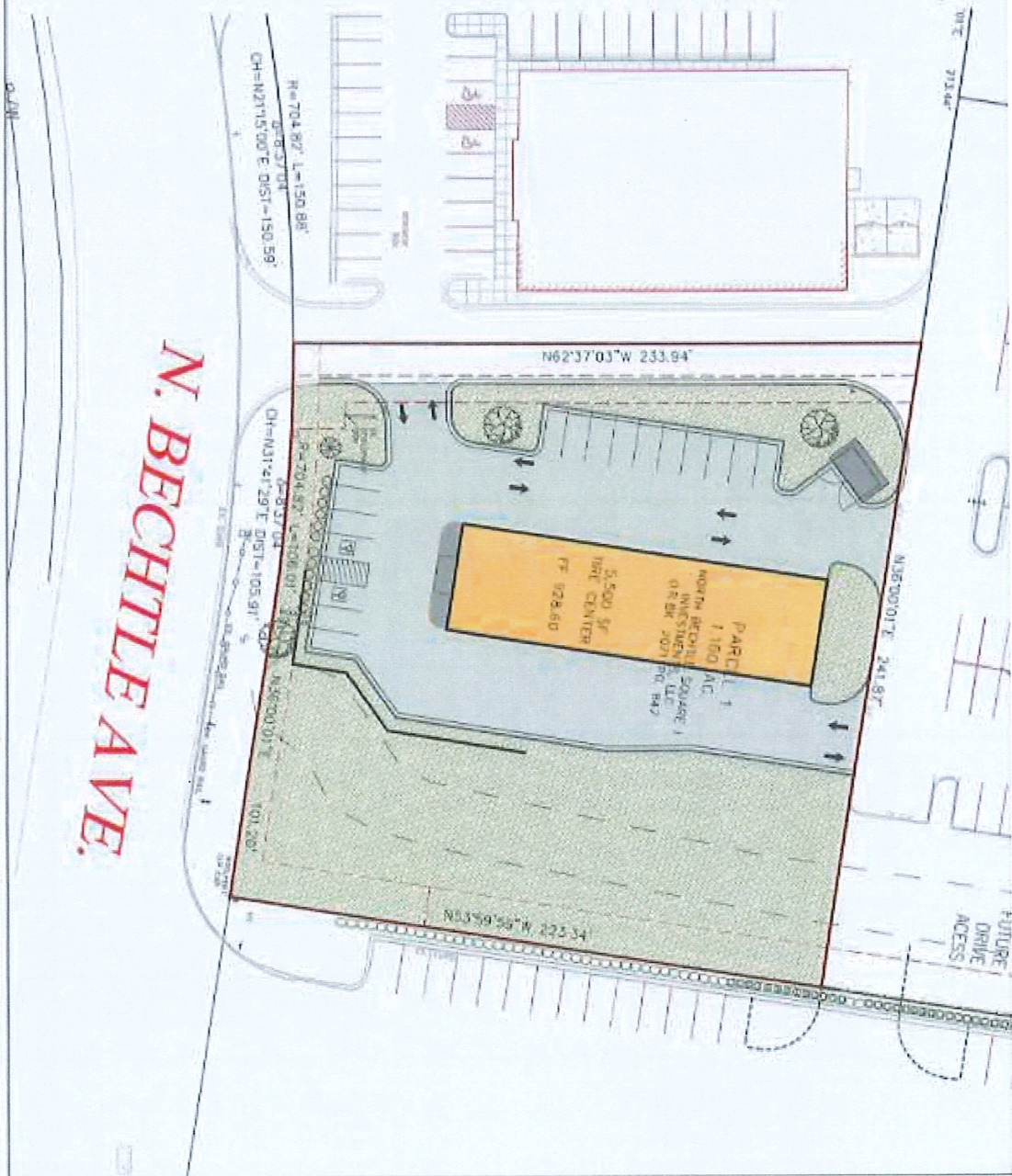
Approval of the request to amend the approved site plan for 2202 N Becthle Avenue to allow for a new automobile oriented use to be constructed.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application



**CC-2A Plan Amendment # 21-Z-09
2202 N Bechtle Ave.**



Agenda Item # 10
Case # 21-Z-10
Rezoning

Staff Report

TO: City Planning Board

DATE: July 7, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Rezoning Case #21-Z-10

GENERAL INFORMATION:

Applicant: Tracy & Timmie Shirk, 3105 Maplewood Ave.,
Springfield, OH 45505

Owner: Tracy & Timmie Shirk, 3105 Maplewood Ave.,
Springfield, OH 45505

Requested Action: Request to rezone 1815 Columbus Avenue, parcel #s
3400700029227003, 3400700029227031, &
3400700029227030 from RS-5, Low-Density, Single-
Family Residence District to CC-2, Community
Commercial District.

Location: 1815 Columbus Ave.

Size: 0.3 acre

Existing Land Use and Zoning: Commercial, RS-5

Surrounding Land Use and Zoning: North: School Transportation Facility, M-1
East: Commercial, RS-5
South: Residential, RS-5
West: School Transportation Facility, M-1

Applicable Regulations: Chapter 1174 Amendments

File Date: June 21, 2021

BACKGROUND:

The applicant seeks approval to rezone the subject parcel to CC-2. The buyer plans to keep the existing drive through, but wants to add a carry out restaurant option to the existing structure.

ANALYSIS:

Land Use Plan and Zoning:

The Connect Clark County Comprehensive Plan shows this future character area as “Suburban Living, Low Intensity.”

Staff Report

The purpose of the Community Commercial District (CC-2) is to provide locations for the development of community shopping and business areas which serve a major segment of the community population.

CC-2 allows for the following uses:

Principal Uses Permitted

- (a) Business service establishment, except a drive-in facility.
- (b) Club.
- (c) Food locker.
- (d) Meeting hall.
- (e) Museum and art gallery.
- (f) Office use allowed in the CO-1 District.
- (g) Personal service establishment, except a drive-in facility.
- (h) Retail establishment (including a restaurant), except those uses listed as conditional uses.
- (i) Theater.
- (j) Financial Institution.
- (k) Hotel or motel.

Provisional Uses Permitted

None

Conditional Uses Permitted

- (a) Animal specialty service, veterinary clinic, and animal hospital. Such uses shall be subject to the following requirements:
 - (1) The facility shall have no outside runs.
 - (2) Animals shall not be housed outside nor shall cages be stored outside.
 - (3) The building housing the facility shall be sound proofed to minimize the transmission of sound outside the walls of the building. A minimum sound transmission coefficient of 40 shall be maintained.
 - (4) All facilities shall be constructed and maintained in such a manner so as to prevent the emission of noxious or offensive odors.
 - (5) The facility shall be limited to the care of small domestic animals.
- (b) Automobile and truck oriented use.
- (c) Cemetery.
- (d) Day-care center.
- (e) Commercial recreational use.
- (f) Dwelling located above the ground floor of another principal use allowed in this district, provided the density does not exceed one (1) dwelling unit per 1,800 square feet of lot area.
- (g) Funeral home subject to the requirements of Chapter 1135.
- (h) Public utility or public use.
- (i) Religious institution.
- (j) School, specialized private instruction.

Staff Report

- (k) Emergency housing, provided there shall be at least 300 square feet of lot area for each permanent resident and 200 square feet for each guest.
- (l) Drive-in facility for a financial institution.
- (m) Mini-warehouse or self-storage facilities subject to the following requirements:
 - (i) Such mini-warehouse or self-storage facilities must be located at the rear of a lot used for other CC-2 purposes.
 - (ii) The lot on which such use is permitted must have frontage on a thoroughfare as the same is shown on the adopted Thoroughfare Plan of The City of Springfield, Ohio, and entrance and exit to such use shall be from such thoroughfare.
 - (iii) All drives and parking areas serving the use shall have a paved surface such as asphalt, concrete, or like material.
 - (iv) Any such use on a lot located within 150 feet of or abutting a lot having a residential use in an R district shall be screened in accordance with the requirements of Section 1161.02(h) of this Zoning Code.
 - (v) There shall be one (1) off-street parking space for each 3,000 square feet of storage and such off-street parking shall be subject to Section 1158.02(b) of this Zoning Code.
- (n) Community Center, subject to the requirements of Chapter 1135.

Surrounding Land Use:

Permitted uses in CC-2 are compatible with surrounding land uses.

Thoroughfare Plan:

Columbus Avenue is classified as a Secondary Arterial street.

Staff Comments:

City Manager's Office:	No objections
City Service Department:	No objections
City Police Department:	No objections
City Fire Department:	No objections
City Building Inspections Division:	No objections – building inspections will address any issue during permit process
Planning/Zoning Division:	No objections

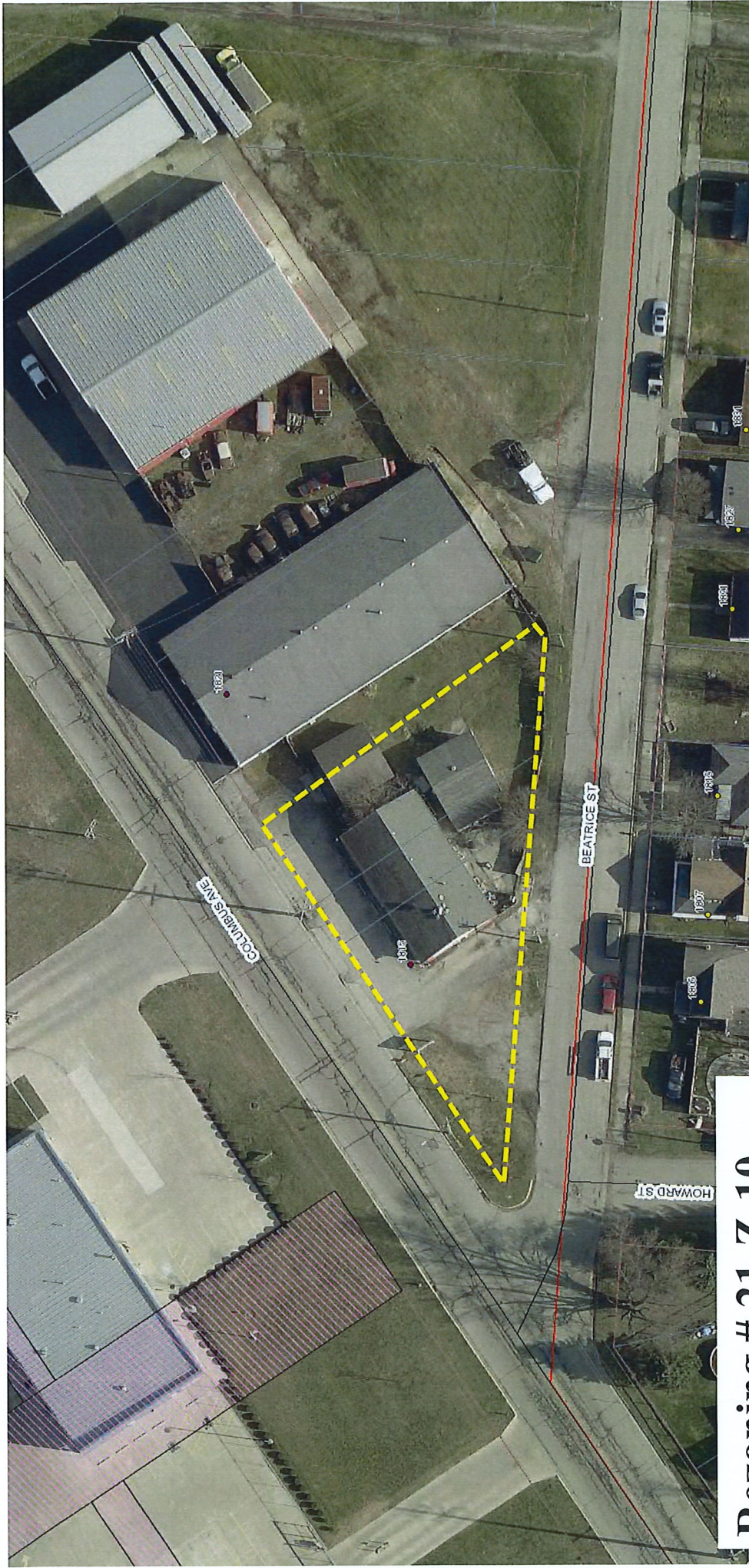
STAFF RECOMMENDATION:

Approval of request to rezone 1815 Columbus Avenue from RS-5 to CC-2.

Staff Report

ATTACHMENTS:

1. Vicinity and zoning map
2. Application



**Rezoning # 21-Z-10
1815 Columbus Ave.**



**Rezoning # 21-Z-10
1815 Columbus Ave.**



2021 CITY PLANNING BOARD ATTENDANCE

BOARD MEMBERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	11	8	8	12	10	7	12	9	13	11	8	13
Charlene Roberge Reso. 5878	P	N/A	P	N/A	n/a	P						
Kathryn Lewis-Campbell Reso. 5960	P	N/A	P	P	P	P						
Charles Harris Reso. 5927	P	N/A	P	P	P	P						
Trisha George Reso. 5772	P	N/A	P	A	P	P						
James Smith Reso. 5987	A	N/A	P	N/A	n/a	P						
Alex Wendt Reso. 6006	P	N/A	P	A	P	P						
Jack Spencer Reso. 6055	A	N/A	P	P	P	P						
Amanda Fleming	P	N/A	P	P	P	A						
Peg Foley Reso. 6101	P	N/A	P	P	P	P						
Christin Worthington Reso. 6111	N/A	N/A	P	P	P	A						
Lorin M Wear III Reso. 6114	N/A	N/A	N/A	P	P	P						

NOTE: The first date shown is the most recent appointment/reappointment date. The second date represents the most recent term's expiration. The City Commission Resolution is also listed.



Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

City Planning Board

Regular Meeting - First Monday following the First Tuesday of the Month
7:00 P.M. - City Forum, City Hall, 76 E. High St., Springfield, Ohio

City Planning Board
Meeting Date:

January 11, 2021
February 8, 2021
March 8, 2021
April 12, 2021
May 10, 2021
June 7, 2021
July 12, 2021
August 9, 2021
September 13, 2021
October 11, 2021
November 8, 2021
December 13, 2021

Lotsplit Variance,
Rezoning, and Final
Subdivision
Application
Deadline:

December 21, 2020
January 15, 2021
February 12, 2021
March 22, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 23, 2021
September 20, 2021
October 18, 2021
November 22, 2021

Board of Zoning Appeals

Regular Meeting-Third Monday of the Month
7:00 P.M.- City Forum, City Hall, 76 E. High St., Springfield, Ohio

Board of Zoning

January 20, 2021 *
February 17, 2021 *
March 15, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 16, 2021
September 20, 2021
October 18, 2021
November 15, 2021
December 20, 2021

Application Deadline:

December 28, 2020
January 25, 2021
February 22, 2021
March 29, 2021
April 26, 2021
May 28, 2021
June 28, 2021
July 26, 2021
August 30, 2021
September 27, 2021
October 25, 2021
November 29, 2021

* Denotes meeting day changed to Wednesday due to holiday.

Effective Date: December 2020

Prepared by the Planning and Zoning Division

2021 CITY COMMISSION CALENDAR

JANUARY 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
MARCH 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	Retreat		
MAY 2021						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31				Election Day	
JULY 2021						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
SEPTEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		
NOVEMBER 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	Budget Mtgs		Election Day	

FEBRUARY 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						
APRIL 2021						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	
JUNE 2021						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
AUGUST 2021						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
OCTOBER 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
DECEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	